



MINUTES OF ADDITIONAL ORDINARY MEETING

**Monday 26th November 2018 at 7:30pm in the Doris Cook Room,
Rathbone Pavilion, North Waltham**

Councillors Present

Cllr Geoff Chapman (GC) Chair, Cllr Adele Stevenson (AS), Cllr Sally Evans (SE), Cllr Jennifer Hordon (JH) and Rosemary Coulter (Clerk) (arrived after start of meeting)

**170/FC/
08/18-19** **Apologies for absence**
Cllr Judith McGinley, Cllr Peter Waggett

**171/FC/
08/18-19** **Declarations of Interest**
None

**172/FC/
08/18-19** **Meeting open to the Public**
Two member(s) of the public were present.

**173/FC/
08/18-19** **Planning Applications**

The Parish Council considered the following planning application:

18/01388/HSE The White Cottage, Popham Lane, North Waltham RG25 2BD
Erection of two storey side and rear extension with the demolition of one outbuilding

Discussion:

Representation from applicant:

- The applicant and his family want to live in the village and are trying to build a family home.
- Two years ago, he made a planning application on this property that was refused. He has tried to address all the issues raised in the new application.
- The new design has tried to keep a similar view from the road and to use the sloping land to maintain the roadside view.
- Transport, bat and tree surveys have also been completed.
- The applicant and his agent have been through a pre-application process with BDBC which has resulted in a design which is significantly different from the previous application.

Issues discussed:

- Within the existing White Cottage, the main changes are the first-floor bedroom and changing the flat roof to a pitched roof. The remainder of the building is an extension.
- The new roof will match the White Cottage roof.
- The proposed building is lower and set back from the road.
- One of the old outbuildings is being removed from the property.
- The existing size is 112m² and is being increased by 150m² taking it to 262m².
- The access has been moved from immediately behind the pub further along the road and the new driveway goes deeper into the property and allows space for 4 vehicles. This should help to improve safety on entering and exiting and is useful in view of the inability to park vehicles along the road.

- The Ecological Survey (paragraph 4.2) states that there is not a new access in the new proposal and, therefore, this was not taken into consideration in the tree survey. However, a new access is proposed, adjacent to the existing one, and some vegetation may need to be cleared. The tree survey should be amended to consider this.
- Visibility lines from the new access now go through a hedge and should be reviewed to ensure they are adequate.

Parish Councils response to consultation: No objection but with the following comments

- The Parish Council were pleased to see that the applicant had considered the reasons for the previous refusal of planning permission and has made efforts to address these issues.
- The resulting new design is visually more pleasing than the previous application for this property and makes good use of the sloping land to maintain the current view from the road.
- The Ecological (Tree) Survey should be updated to consider the new access.
- Visibility lines from the new access should be reviewed to ensure they are adequate as they now appear to be through an existing hedge.

ACTION: Complete online consultation form to BDBC.

Clerk/GC

174/FC/08/18-19 **Date of Next Meeting** – As and when required

Signed Date