



MINUTES OF ADDITIONAL ORDINARY MEETING

**Thursday 13th February 2020 at 7:30pm
in the Doris Cook Room, Rathbone Pavilion, North Waltham**

Councillors Present

Clr Geoff Chapman (GC) Chair, Cllr Judith McGinley (JM), Cllr Bill Preston (BP), Cllr Gary Whiteside (GW) and Rosemary Coulter (Clerk)

214/FC/ Apologies for absence

11/19-20 Cllr David James (DJ), Cllr Jan Woodfin (JW)

215/FC/ Declarations of Interest

11/19-20 JM and DJ declared interest as neighbours in planning application 20/00094/HSE and 20/00221/FUL respectively. (DJ was not present at the meeting but sent email comments in respect of all the planning applications to be discussed.)

216/FC/ Meeting open to the Public

11/19-20 3 members of the public attended the meeting. A fourth member of the public attended for a short time.

217/FC/ Planning Applications

11/19-20 The Parish Council considered the following planning applications:

20/00094/HSE

2 Yew Tree Cottages, Yew Tree Road, North Waltham RG25 2DA

Erection of a single storey rear extension

Applicant representation: The extension is the width of the existing house and extends approx. 3m into the garden. It will be built of brick and green oak with a tiled roof. There are currently three upstairs windows, which will be reduced to two during construction.

Discussion: The house is not a listed building and has no other regulations to conform to. The extension should not be visible from road, but the corner may just be visible. There were no further questions or comments.

Parish Councils response to consultation: No objection and no further comments.

20/00221/FUL

Old School House, Mary Lane, North Waltham RG25 2BY

Erection of a detached dwelling including parking provision for existing and proposed dwelling

Applicant representation: An application has been made for a new house in the garden of the Old School House, with a new access to both properties. They plan to plant new hedge which will spay into the new access and improve visibility and sight lines. The architectural design is to fit with the mix of housing in the area.

Discussion:

- Drains - there have been problems with drainage to existing neighbouring properties – the applicant is aware of this and will reset the drains and improve them, if necessary.

- Road - there seems to be a lot of surface water in this part of Mary Lane in bad weather. How will the new dwelling affect that? The driveway will be permeable and there will also be fall back from the entrance into a drain and soak away.
- Road - increased traffic on road – if the Old School House had been lived in by a family, there would probably have been 2-3 cars regularly using Mary Lane. The property has benefitted from a single resident for many years.
- Neighbouring Properties – The Foxes Den would be overlooked by most of the windows on the first floor – most of these windows will be obscured (bathrooms/dressing room).
- Design – includes oak porch and is designed to look older rather than newer. The applicant also plans to have a hedge boundary, by replanting or reinforcing existing hedges, and will not be fencing the development. The design was considered relatively sympathetic to local houses.
- This is another 'infill' which could increase traffic problems.
- There was an application 5-6 years ago for a new development nearby. The Parish Council made quite a few comments at the time. Does the Parish Council wish to reiterate any of those comments?
- The previous proposal was refused, went to appeal and was refused at appeal. The main issue was whether the proposal would enhance or be detrimental to the conservation area. If BDBC raise similar concerns how does the Parish Council feel about this?

Parish Councils response to consultation: No objection in principle. However, the Parish Council would like to acknowledge that this development could be perceived as an infill development, with new access onto Mary Lane, and may result in a contrived and cramped form of development to the detriment of the character and appearance of the immediate area and would not ensure the preservation or enhancement of the Conservation area.

20/00222/HSE

Street Cottage, Yew Tree Road, North Waltham RG25 2BX

Erection of single storey rear/side extension. Conversion of existing detached garage to provide additional living space including alterations to the fenestration, and the erection of a single storey side extension to existing garage to provide storeroom

Applicant's Representation: The applicants wish to change the current garage into living accommodation for an elderly relative. There would also be a storeroom built on the side between the garage and the boundary. A new garage would be built on the side of the existing house and be in keeping with the design of the house. The applicant also wishes to widen access to the driveway as sight lines are currently poor and residents fear not seeing pedestrians when exiting the property, particularly in the dark. The applicants already have planning permission to remove the hedge and a tree on the boundary at the front of the property as it is in poor condition. This hedging will be replaced following building work.

Discussion: the wall is not a 'notable' wall in the village and, therefore, no restrictions apply. There were no further questions or comments.

Parish Councils response to consultation: No objection and no further comments.

ACTION: Complete online consultation forms to BDBC.

Clerk

218/FC/11/19-20 **Date of Next Meeting** – As and when required

Signed Date