

Minutes of the meeting of the Planning Committee Held on Monday 20th November 2017 in the Jubilee Hall

Consulted: Cllrs. Steve McMillan (SM) (Chair), Marcus Fry (MF), Paul Caddick (PC), Steve Blick (SB).

Graham Smith (Clerk)

1. Apologies accepted for absence

James Sumner

2. Public Participation

Peter Tyzak (Property Partners, Cllr Anne Curtis, Cllr David Morgan.

Peter Tyzak (PT) provided an update to Cllrs from developers Hawkfield Homes Re – Cross Hands and presented draft plans for their proposed new development. (PC) noted that with the draft submission Cllrs suggestions had largely been ignored as there was no provision for affordable housing and no consideration given to retaining the shell of the Cross Hands. (PT) emphasised that consideration had been given but due to the condition of the Cross Hands meant that redevelopment was financially prohibitive especially considering current building regulations and that redevelopments are subject to VAT. In fact (PT) stated that it would be cheaper to pull down the Cross Hands and build an exact replica in its place!

It was noted that only four houses would be developed upon the plot thus negating the requirement for affordable housing and it was also noted that there were only 2 parking spaces allocated for what could be potentially 5-6 bedrooomed houses.

(Cllrs) agreed to monitor the SGC planning process with regard to this development when plans are submitted.

3. Declaration of Interests

None

4. Planning Applications

PT17/4744/F	Angers Farm Earthcott Green	Conversion of existing agricultural buildings to 3no. Holiday Cottages
PT17/4998/F	Maybank Forty Acre Lane Alveston	Erection of extendable enclosure to cover existing swimming pool.
PT17/4961/F	Wildonia Forty Acre Lane Alveston	Erection of a single storey front/side and rear extension to form additional living accommodation.

Councillors considered this in light of many other applications being made for this purpose. As these buildings are obviously much older than a previous similar application it is still felt that the greenbelt is to be protected.

17023 Resolved: The Planning Committee object to PT17/4744/F due to the fact that the barns are on Green Belt which is considered vital to protect.

(SB) It is noted that this applications extends beyond the permitted 40% footprint for extensions by 8% although as this is seen to be an extendable enclosure with no specific foundations this observation will not be an issue.

17024 Resolved: The Planning Committee have no objections to PT17/4998/F

17025 Resolved: The Planning Committee have no objections to PT17/4961/F

5. Planning Permissions Granted

PT17/4364/PNH	15 Bannetts Tree Crescent	Erection of single storey rear extension, which would extend beyond the rear wall of the original house by 5.2m, maximum height would be 3.8m and for which the height of the eaves would be 2.5m.
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6. Planning Permissions Refused

None

7. Applications Withdrawn

None

8. Notice of appeal (Secretary of State)

None

9. Representation at Planning Meetings.

None

10. Appeal decisions

None

11. Enforcement Investigation.

None

12. Licence Application

None

13. Any Other Business

None

The next meeting of the Planning Committee is on 4th December 2017