

**MINUTES FOR THE MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY 23<sup>rd</sup> April 2018 AT 7pm IN THE MORTIMER ROOM, FEOFFES TOWN HALL COLYTON**

**Committee members :** Cllr S Real (Acting Chair), C Collier, K Clifford, J Hay, A Parr, R Turner, A Jarman and B Norris, E Berry (Clerk and 1 member of the public).

*Request that those who are recording declare so and conform to standing orders*

**P18/04/01 To receive and approve apologies for absence:** Cllrs B Collier (convalescing) and P Gibbins (previous engagement).

**P18/04/02 The Minutes of the Planning Committee meeting on 26<sup>th</sup> March 2018 (Appendix Z) were signed and approved as being a true record of that meeting.**

**P18/04/03 There were no matters arising from the minutes**

**P18/04/04 Declarations of interest**

Cllrs Turner declared a personal interest in planning application 18/0795/FUL as the applicant is a close family friend.

Cllr Parr declared a personal interest in the Ceram Tech discussions as he is an adjoining neighbour.

**P18/04/05 Democratic Period** – opportunity for public questions & comments

(Total time 15minutes, each individual 3 minutes).

A member of the public reiterated her objection, sent to CPC & EDDC, to the proposed layout and construction of the land south of Yaffles House (of which she is the owner),

**P18/04/ 06 a) Planning Applications to be considered**

- i) **18/0247/VAR The Kingfisher, Dolphin Street** (*extension requested to EDDC for comments but nothing heard. (6<sup>th</sup> April)*)  
Variation of condition 2 of planning consent 15/0906/FUL – erection of covered walkway to extend toilets, to facilitate a revised design.  
Cllr Turner proposed that our previous comments are reiterated, that we support the proposal but only if the roof pitch and height does not compromise the neighbours property. Seconded by Cllr Parr and agreed by all. The quality of the scans is poor.
- ii) **18/0795/FUL 9 Burnards Field Rd Mrs Challis**  
Construction of single storey rear extensions.  
**SUPPORTED** – proposed by Cllr Jarman, seconded by Cllr Parr and agreed by all.
- iii) **18/0633/TCA The Old Rectory, Swan Hill Rd – Ms Wood**  
Irish Yew – permission to prune two stems but now request they be felled.  
**SUPPORTED** – proposed by Cllr Hay, seconded by Cllr Clifford.
- iv) **18/0875/FUL Former Chipperfield Antiques – Swan Hill Rd – Mrs Catley**  
Proposed change of use to allow a mixed A1/A3 cycle shop/café with no exterior alterations.  
**SUPPORTED but concerned over lack of toilet facilities for staff & customers.** Proposed by Cllr Hay, seconded by Cllr Norris.

**b) Planning Decisions from EDDC:**

- i) 18/0427/TCA The Pickerings, Lower Church St. Removal of Hawthorn and Bay.  
**APPROVED**
- ii) 7 Elm Cottages, Fair View Lane – Mr Merigaux, Single side extension and garden store.  
**APPROVED**

#### **d) Planning correspondence**

- i) Yaffles – development of Yaffles house (Cllr R Turner) & ‘barn like’ structure in proposed development explained.  
Cllr Turner explained that resident had commented on the work done on the house, quite visible now because of the bare trees. The owner of the house has sent in email correspondence between herself, EDDC and her builders. EDDC Planning had confirmed that providing the rear/side enlargement does not exceed beyond the original rear wall of the house by more than 4m, exceed 4m in height or have a width which is more than half the width of the original house permission would not be requested from the householder. Material used in exterior work had to be similar in appearance to those already existing. The Clerk had spoken to the architects who submitted the proposed layout for the development south of Yaffles. The barn like structure is covered car parking for visitors and residents. CPC questioned whether it needed to be covered, or even needed to be in that location. The land contours makes this development highly visible to both neighbours and people walking the footpath and our previous comments about the visual impact and lack of thought into the finishes being completely different to the local vernacular will be reiterated.
- ii) Street name for development off Coly Rd – Saxon Mead not acceptable to developer – compromise is Saxon Meadow - noted
- iii) Copy of objection letter application 15/0269/OUT from Ms Holmes, Yaffles – already discussed elsewhere on the agenda
- iv) Email correspondence from Ms Holmes re development of Yaffles – already discussed elsewhere.
- v) Analysis of comments on the Cream Tech site public meeting and the way forward. The NP Steering group have asked for a meeting with Homes England as the feeling was that that residents’ concerns had not been addressed and the analysis skewed to reflect the wants of the developers not the needs of the community.

**18/04/07 Items brought to the Chairs attention after the agenda published – to be noted**

**18/04/08 Dates of next meetings**

Annual Parish Meeting – Wednesday 25<sup>th</sup> April 7pm

May CPC – Monday 14<sup>th</sup> May

May Finance & Planning – Monday 21<sup>st</sup> May (moved because of the public holiday)

The meeting closed at 7.55pm.