

SCOTTER PARISH COUNCIL

Minutes of a Meeting of the Planning Committee held on 2nd February 2009

Present: Councillor S. Rayner (Chairman), Councillors N. Altoft, B. Billam, M. Brown and J. Fillingham, M. Brown (Clerk).

Councillor Day was in attendance. The meeting commenced at 7.00pm.

P51 2008/09 : To receive and approve apologies for absence

An apology was received from Councillor Capes, who is unwell.

RESOLVED : To accept and approve the apology from Councillor Capes.

P52 2008/09 : To receive declarations of interest in accordance with the Local Government Act 2000

No declarations were made at this point.

P53 2008/09 : To approve notes of the Planning Committee Meeting held on 19th January 2009 as the Minutes of that meeting

RESOLVED: To approve the notes of the Planning Committee Meeting held on 19th January 2009, as circulated, as the Minutes. These were signed by the Chairman.

P54 2008/09 : To consider what comments should be made to the planning authority in relation to the following applications:

The Committee discussed the applications and, at the conclusion of its deliberations,

RESOLVED: That the following observations be made to the planning authority:

122029 10 Sands Lane, Scotter – a planning application to erect 1 No. pair of semi-detached dwellings, 1 No. detached dwelling and to alter and extend the existing house. This is an amendment to the previous plan submitted in April 2008.

Objection. The Clerk is to submit the following in support of the Committee's decision to object : "My Council objects to the amended proposal on a number of bases :

1. The access roadway is still limited to a width of 3 metres. This is too narrow, even though it is now serving only two properties, as it will still need to cater for a likely 4 householder vehicles plus those of visitors, delivery vehicles, etc. It would result in single file traffic and little room for pedestrian access, contrary to the requirements of Policy RES1. It will also give a splay onto Sands Lane equivalent to that of a single property.
2. The amended proposal now shows that the vehicular access to the semi-detached properties at the front of the site will be directly from Sands Lane. This will result in three vehicular accesses to this site, compared with the existing single access, resulting in an unacceptable over-proliferation of accesses onto the street, contrary to the requirements of Policy RES3. Considering the proximity of these accesses onto Sands Lane with those of Crown Gardens, Poplar Grove and Beechwood Drive, my Council has very real concerns that the development will have a detrimental impact on road safety.
3. This fear is further exacerbated by the fact that the proposed off-road parking arrangements for the semi-detached properties allow for a single vehicle only. As the properties have three bedrooms, this falls well short of the car parking standards contained in Appendix 9 to the Local Plan First Review 2006. My Council believes that it is inevitable that vehicles will be parked on Sands Lane, heightening the road safety issue.

Initialed Chairman

4. In support of the proposal to erect a pair of semi-detached dwellings close to the front of the site, the applicant states that the surrounding area is mainly of a residential character “consisting of semi-detached dwellings”. This is not the case. The houses surrounding the proposed site are all detached. Whilst there are two pairs of semi-detached houses further along the road, they are set well back from Sands Lane and support ample off-road parking. In consequence, these dwellings are out of character and do not reflect the street scene of the surrounding area, contrary to Policy STRAT 6. There will also be a loss of privacy as one will directly overlook the property at No. 12 Sands Lane.

5. The extensions and alterations proposed to the existing property will result in some overlooking of the property at No. 1 Poplar Grove from the window in bedroom 1.

6. The amended proposal is still for four properties in total. As stated in relation to the previous proposal, Scotter has suffered an over-allocation of new housing in recent years which has placed a strain on existing infrastructure and resources. My Council is particularly concerned regarding this proposal’s impact on storm water and sewer capacity, problems with both having been experienced recently. The storm drain closest to the proposed development (on Sands Lane) regularly overflows in heavy rain and this development will increase the amount of concreted/paved area in the locale.”

123450 18 Messingham Road, Scotter – a planning application for the erection of a 1KW vertical axis wind turbine.

No objection. However the Clerk is to submit the following comment : “Whilst my Council does not object in principle to this application, it is concerned that there is very little supporting information provided in relation to the operation of the turbine, such as the amount of noise that it produces. In consequence, it is not possible for my Council to make proper comment.”

The Chairman declared the meeting closed at 7.22pm.

Clerk:

Chairman:

Date:

Initialed Chairman