

SCOTTER PARISH COUNCIL

Minutes of a Meeting of the Planning Committee held on 27th July 2009

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

With no members of the public present, the meeting commenced at 7.06pm.

P22 2009/10 : To receive and approve apologies for absence

Apologies were received from Councillor Billam who is on holiday.

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

P23 2009/10 : To receive declarations of interest in accordance with the Local Government Act 2000

No declarations were made at this point.

P24 2009/10 : To approve notes of the Planning Committee Meeting held on 6th July 2009 as the Minutes of that meeting

RESOLVED: To approve the notes of the Planning Committee Meeting held on 6th July 2009, as circulated, as the Minutes. These were signed by the Chairman.

P25 2009/10 : To note receipt of copies of letters sent to WLDC by two parishioners in relation to application 124383 (an outline application to erect a bungalow on land to the rear of No. 2 Gravel Pit Road, Scotter).

The Committee read the letters submitted to WLDC by the parishioners in relation to the above and noted their receipt.

P26 2009/10 : 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:

124291 45 Gainsborough Road, Scotter – a revision to the planning application for the demolition of existing dwelling and construction of replacement dwelling.

No objection. However, the Clerk is to ensure that the Planning Authority is aware that its original comments on the application are still to stand, viz : “My Council has no objection to this proposal as the site is suitably sized to accommodate this very large and imposing dwelling. However, considering the dwelling’s imposing nature (particularly in comparison with other properties on the street scene), my Council asks that a condition be imposed that the trees on the site’s boundary facing Gainsborough Road are retained.”

124512 Land to r/o 36 Rooklands, Scotter – an outline planning application to erect a single-storey bungalow.

Objection. The Clerk is to submit the following in support of the Council’s decision to object: “My Council strongly objects to this application on a number of bases. Firstly, it is contrary to the requirements of Policy RES3 of the Local Plan First Review in that the proposal will have a significant and adverse effect on the living conditions of the occupier of the existing property which is sited to the front of the proposal. In addition to the potential loss of privacy and overlooking, the proposal results in a significant reduction in the rear garden space. There

Initialed Chairman

would also be a significant level of nuisance resulting from the movement of vehicles to and from the proposed development during the building phase (there being only c. 3m between the existing house wall and the site boundary) and a significant reduction in the off-road parking available to the current resident in addition to the loss of the garage. Secondly, my Council is very concerned that the proposal is for a detached dwelling that has (following the build stage) no provision for vehicular access, pedestrian access only being proposed. In addition to the practical difficulties that this will entail, it cannot be appropriate for a newly-built detached dwelling to have no parking facilities within its immediate curtilage. Thirdly, the area in question already has a high density of housing so approval of such an application would be seen by my Council as a very dangerous precedent, the applicant's neighbours having similarly sized rear gardens. The proposed property would also be subject to a high degree of overlooking from the property on its rear boundary, the land on The Rookery being at a higher level. "

The Chairman declared the meeting closed at 7.30pm.

Clerk:

Chairman:

Date:

Initialed Chairman