

SCOTTER PARISH COUNCIL

Minutes of a Meeting of the Planning Committee held on 12th May 2008

Present: Councillors M. Brown, D. Capes and J. Fillingham, M. Brown (Clerk), 2 members of the public.

With Councillor Brown unavoidably detained, the meeting commenced at 7.14pm.

P6 2008/09 : To elect a Chairman for the meeting

With all agreed, it was :

RESOLVED : That Councillor Capes take the Chair for this meeting.

P7 2008/09 : To receive and approve apologies for absence

Apologies were received from Councillor Billam who is on holiday. With all agreed, it was :

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

P8 2008/09 : To receive declarations of interest in accordance with the Local Government Act 2000

No declarations were made at this point.

P9 2008/09 : To approve notes of the Planning Committee Meeting held on 21st April 2008 as the Minutes of that meeting

With all agreed, it was:

RESOLVED: To approve the notes of the Planning Committee Meeting held on 21st April 2008, as circulated, as the Minutes. These were signed by the Chairman.

P10 2008/09 : To consider what comments should be made to the planning authority in relation to the following application:

The Committee discussed the application on the agenda, having listened to the views of the members of the public present during the open forum. At the conclusion of its deliberations and agreed, it was:

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

122029 10 Sands Lane, Scotter – a planning application to demolish existing dwelling and construct 4 new dwellings.

Objection. The Clerk is to submit the following in support of the decision to object :

“My Council objects to this proposal on a number of bases :

1. 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. Furthermore, the proposed soakaway is taking storm water in the wrong direction.

2. The access roadway to serve four separate households (and thus likely to have to cater for 8 householder vehicles plus those of visitors, delivery vehicles, etc.) is, at 3 metres, very narrow. It will 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. Considering these factors and the proximity of this access onto Sands Lane

Initialed Chairman

with those of Crown Gardens, Poplar Grove and Beechwood Drive, my Council has concerns that the development will have a detrimental impact on road safety. Furthermore, the proposed access may not be feasible due to the damage that road construction would cause to the trees along the boundary of the plot, which my Council understands to be in the ownership of properties on Poplar Grove.

3. The semi-detached houses proposed to be erected at the front of the plot 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.

The Chairman declared the meeting closed at 7.28pm.

Clerk:

Chairman:

Date:

Initialed Chairman