

Swilland and Winesham grouped Parish Council
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Minutes of Planning Committee meeting held on Monday 27th October 2008 at
Winesham Baptist Chapel.

Present: Mr.J Lightfoot, Mr.C Rush, Mrs.K Shaw, Mr.D Noble, Mr.P Laughlin.
5 members of the public.

1. Apologies received from Mrs.Reynolds.
2. Declarations of interest – none.
3. Minutes of meeting held on Monday 16th August were approved.
4. SCDC decisions on previous applications:
CO8/1400 Millfield Cottage, 2 Hall Lane, Winesham. Withdrawn..
CO8/1461 Hill Head Bungalow, Mow Hill, Winesham Refused.
5. CO8/1775 The Old Mill House, High Road, Swilland
Conversion of building to form 3 holiday and 1 residential
lots.

It was noted that this was a less ambitious version of the previous 2
applications.

Application supported.

- CO8/1869. Part side garden Rose Cottage, 1 Mill Lane, Winesham.
Erection of one single storey dwelling.

This is a resubmission and it was noted that there has been a significant
lowering of the basic ground level from the previous plans with a new single storey
dwelling.

Mr.Lightfoot reminded the meeting that Mill Lane is in effect a private road owned by
an absentee landlord. It was noted that the access for both construction vehicles and
services, including emergency services is extremely difficult and local residents
already have many problems, for example, SCDC refuses to take their recycling lorry
up the lane. Mr.Rush noted that the overall height of the dwelling, although single
storey, could well lead to further enlargement applications and the committee could
ask that permitted development rights be refused in the future, in the event of an
application being supported.

Mr.Laughlin commented that the building is out of step with the other houses in the
lane and there was a particular issue with the proposed development being so far in
front of the current building line. There was also concern about the loss of amenity to
No.1 Mill Lane. There is also potential for substantial erosion of the banks on either
side both through construction traffic and increased volume using the lane. The
driveway access to the proposed building currently serves two other dwellings and its
capacity and suitability was considered to be already a significant problem.

Mr.Lightfoot then invited the residents at the meeting to speak and all did so with
universal opposition to the proposal. Mr.Lancaster and a number of other residents
had again prepared lengthy letters to SCDC. He reiterated the view that the house is
only 1.2 m from the bank edge which is entirely unsuitable and dominant positioning.
The building height and bulk, even with the excavated ground level, is still such that

it will overshadow neighbours. It is not a sympathetic house for those who already live in Mill Lane, nor is the footprint appropriate for such a pleasant part of the village.

However, the concerns that the planning committee expressed for the previous application still apply; the application was thought to contravene or not comply with several SCDC planning policies (AP17, AP19, AP27) and the proposal is thought to be inappropriate and for too dominant for this setting.

The application was unanimously not supported. It was agreed to request that SCDC withdraw permitted development rights in the event of the application receiving eventual approval.

- 6 No further applications.
7. No documents had been received.
8. Affordable Housing: Mr.Lightfoot reported that the open meeting held on October 13th had been a success with at least ten serious enquiries resulting. The next one would be in January – date t.b.a.
9. The next planning meeting was provisionally made for Monday 10th November, or Monday 24th.