

Swilland and Winesham grouped Parish Council

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Minutes of Planning Committee meeting Monday 25th January 2010 held at Winesham Baptist Church

Present: Mr. J. Lightfoot (Chair) Mr. C. Rush
Mrs. K. Shaw Mr. P. Laughlin
Mr. D. Noble

1. **Chairman's Welcome and Apologies:** The Chairman welcomed everyone to the meeting and received apologies from Jessamy Reynolds
2. **Declarations of Interest:** Mr. C. Rush declared an interest in item 5, C09/1895 Land adjoining Nelson Farm.
3. **To approve the Minutes of the last Planning Meeting:** Mr. Lightfoot proposed that the Planning Minutes of Monday 11th January be approved. This was agreed unanimously.
4. **Decisions received since last meeting:**
C09/1822 Extension to Newton Hall Equitation Centre.
Decision: Approved
5. **To discuss Planning Applications:**
 - i) **C09/1994**
Land rear of 29-39 Weyland Road, Winesham

Erection of two dwellings
Decision: Objected. Reasons
The Planning Committee decided unanimously not to support this application at this time for the following reasons:
 - **Loss of Green Space.** The Parish Council note that this development is at the heart of our Village where most of our children reside. We have little open green space for people to enjoy and many village children currently use the proposed development site as an area of safe daylight play space. There is a history of local resident's frustration, indeed conflict, over unruly playing behaviour too close to peoples' windows. The site in question gives relief to this problem.

- **Access.** The developers admit in their Design and Access Statement that 'the existing access from Weyland Road is of limited width.' The Parish Council have grave reservations that the fitting of a domestic sprinkler system would be sufficient to prevent loss of life in the event of a fire. The hard surface access from Weyland Road is only 2 metres wide verged by a narrow strip of grass and is simply not wide enough to allow access to fire tenders.
- **Extra Street Lighting.** The Parish Council is concerned that the provision of extra standard street lighting would encourage this to become a nocturnal meeting place for local youths. The Weyland Road area already has something of a reputation for poor behaviour by small groups of adolescents with the police having been involved on many occasions. The Parish Council do not want to widen the possibilities for such youths.
- **Footpath Number Twelve:** running from the main road (B1077), this pathway/track already has one new dwelling using it for access. (C07/1182 August 2007). There is now great potential for this track to become the preferred access for the building works followed by the on-going routine servicing of the proposed development. This pleasant footpath is bounded by a significant number of mature trees and hedging and the Council do not want these or the track threatened.
- **Affordable Housing:** The Parish Council is unclear if the proposed development is truly intended as Affordable Housing, i.e. with permitted development status outside of the Village development line and specifically targeted at and prioritised for local people; or, is it Social Housing, posing as Affordable Housing?

ii) **C09/1895**
Land adjoining Nelson Farm,
Ashbocking Road, Witnesham

Erection of agricultural storage barn

Decision: Supported

6. **To consider any further applications received prior to the meeting:** no further applications had been received
7. **To receive a report on the possibility of re-siting the Bottle Bank at Witnesham School:** Mr. Lightfoot reported that he had met with Mr. Rush on the morning of Saturday 23rd January 2010. Also attending were Mrs. L. Pace, a resident, and Mr. M. Porter, SCDC Waste Management. The meeting was productive with all parties wishing to come to a reasonable solution. It was decided that Mr. Porter would look back at the original Risk Assessment to see why the Bottle Bank had previously been deemed a hazard. He would then cost the required improvements to lessen the risk before any decision could be made on the viability of actually re-siting. An option on the sports field was also to be checked/costed by Mr Porter. It was made clear that the Parish could not allocate funding.

The meeting closed at 8:15 p.m.