

Swilland and Witnesham grouped Parish Council

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Minutes of Planning Committee meeting Monday 11th January 2010 held at Witnesham Baptist Church

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

1. **Apologies:** there were no apologies.
2. **Minutes of previous meeting:** Minutes of the Planning Committee Meeting held on 14th December 2009 were read and approved.
3. **Matters arising:** there were no matters arising.
4. **Decisions received since last meeting:** no decisions had been received.
The Clerk was asked to confirm with SCDC that decisions of past planning applications are still being notified to Parish Councils.

5. **Applications:**

C09/1924 Part side garden
 Rose Cottage
 1 Mill Lane
 Witnesham IP6

Erection of single-storey dwelling

Decision: This application was the third for this site that the Planning Committee had received for comment.
C08/1869 was considered on 27.10.08 and not supported by SWgPC; later it was withdrawn by the applicant.
C08/1029 was considered on 30.06.08 and not supported by SWgPC; refused by SCDC, it went to Appeal (28.01.09) and this was rejected (29.05.09).

Mr Lightfoot noted that there had been a delay by SCDC in displaying the site "notice of application", but the "21 day, from first display, for comment" rule still applied. Also, that the Committee need to be aware that the application stated that there would be parking for two cars and one motorcycle; that although the footprint of the proposed 2-bed dwelling seemed significantly smaller than that of the previous application, this was mainly because there was now no (integral) garage --however ground-space allowed for one in the future; that it was intended to lower the site by around 750mm to reduce the dominance of the building; that although a bungalow, there was potential for loft expansion at some future date.

The Committee then noted the reasons for the Appeal rejection of the previous application, to observe how these might now have been taken into account. It was noted that the Location Plan of the new proposal did not give a clear indication of the proposed building line and that the access difficulties in Mill Lane should not be underestimated.

The twenty members of the Public present were given opportunity to comment, did so, and were unanimously against the proposal. The Committee had copies of twelve letters to SCDC from local residents, all objecting to the proposal.

After discussion the Committee unanimously decided not to support the application. The proposed Bungalow would be dominant and overbearing, its relationship with its neighbours, particularly Barn Cottage, being unsatisfactory. The Committee felt that the application did not meet the criteria of SCDC Local Plan, in particular policies, AP19, AP27 and AP28 and also the guidance in PPG15.

Essentially, the site is not considered by the Committee as suitable for any further development.

In regard to the previous application, CO8/1029, SWgPC had requested that, in the event of the application subsequently being granted, that further development rights be withdrawn. This request is now made for CO9/1924.

6. **Any further applications received prior to the meeting:** one further application had been received. However, it was thought that residents who might be affected may not yet be aware of this development. It was therefore decided to defer this application until the next meeting.
7. **Affordable Housing:** Of the two houses for sale at the Half Moon development the purchaser of the two bed-roomed house is due to complete in the coming week and currently lives in Swilland. Another resident of Swilland is interested in purchasing the three bed-roomed property.

8. **Bottle Bank at Winesham School:** due to extremely bad weather Mr. Lightfoot and Mr. Rush had not met at the site to look at possible alternatives. They will arrange another date
9. **SCDC LDF update:** There was nothing new to report at this time.
10. **Boundary Committee:** There was nothing new to report at this time.

Next meeting: Monday 25th January 2010 in Winesham Baptist Church at 7:15 p.m.