

Minutes of Bucklebury Parish Council Planning Committee

Meeting held on Monday 25th July 2011 at 8.00pm in The Victory Room, Bucklebury Village.

Present: Mr. A. Stott; Mrs. L. Clarke; Mr. J. Brims; Mr. T. Slatford; Mrs. H. Pratt (Clerk).

Apologies: Mrs. P. W. Frankum; Mr. J. de Lara; Mr. S. Beeson; Mr. A. Gilbert; Mr. B. Dickens; Mr. P. Brook; Mr. H. Hind.

Others: Torquil Montague-Johnstone.

Appointment of Chairman.

A1. It was agreed that Mr. Slatford would chair the meeting.

Declarations of Interest.

D1. Mr. Brims declared an interest in application 11/01276/HOUSE for Wishhanger, Tylers Lane.

Planning Decisions.

P1. 11/01230/HOUSE Nine Elms Cottage, The Avenue.

Extension, alteration and remodeling of Nine Elms Cottage.

The application is to extend Nine Elms Cottage, which is adjacent to Nine Elms Farm; a grade 2 listed building. The extension represents an increase in size of 55% of the existing building. When a previous extension carried out in the 1970's is considered the increase is substantially more. However given the size of the site, the proposed increase is not seen as unreasonable. The building sits in the middle of the residential and agricultural curilage. The proposal is in keeping with Bucklebury Vision and is sympathetic to the original building.

The meeting was closed for Mr. Montague-Johnstone to speak.

Mr. Montague-Johnstone raised the following points:

- The percentage increase from the original dwelling must be well in excess of 100%. How is the original determined?
- The existing cottage is not in keeping with the neighbouring properties and the extension would be visible from both the footpath and Nine Elms Farmhouse.
- The extension is not sympathetic to Nine Elms Farmhouse (a grade 2 listed building). The extended roof line and both chimneys will be visible from the garden and principal rooms of Nine Elms Farmhouse.
- No account has been made of any additional strains which may be placed on the drainage system, which includes a shared septic tank/cess pit with Nine Elms Farm.

The meeting was reopened.

Mr. Slatford thanked Mr. Montague-Johnstone for sharing his views.

Mr. Brims proposed that BPC offer **no objection** to this application but suggest that the chimney to the SE of the plans be removed, the chimney to the NW be lowered and both the gables to the SE and NW be hipped, therefore reducing the massing of the proposal and the impact on the listed building Nine Elms Farmhouse. This proposal was seconded by Mrs. Clarke and unanimously agreed.

P2. 11/01276/HOUSE Wishhanger, Tylers Lane.

Demolition of existing conservatory, rear extension with room in roof,

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with associated internal alterations and changes to rear drive and parking. Existing building to be rendered.

It was agreed that BPC has **no objection** to this application.

P3. 11/01388/FUL

Brockhurst Preparatory School, Marlston House.

Retention and resiting of existing portacabin teaching accommodation involving the adaption of existing outbuilding.

Mr. Slatford presented information from Mr. de Lara who had looked at the application. The proposal is to move the portacabin to a higher part of the site and position it over an existing brick structure which is to be lowered. It was agreed to **object** to this application on the grounds that it is inappropriate within the AONB and its potential negative impact on the surrounding listed buildings.

The meeting closed at 9.20pm.

Next Planning Committee Meeting:	Monday 22 nd August at 8pm, Victory Room.
Next BPC Meeting:	Monday 8 th August at 7.45pm, Memorial Hall.

Signature.....

Date.....
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