

Minutes of Bucklebury Parish Council Planning Committee
Meeting held on Monday 22nd February 2016 at 8.00pm in The Victory Room, Bucklebury.

Present: Mr. B. Dickens (Chairman); Mrs. W. Frankum; Mr. J. Brims; Mr. T. Banks; Mrs H. Cairns; Mrs. L. Clarke; Mrs. A. Hillerton; Mrs H. Pratt (Clerk).

Apologies: Mr. A. Dunkerton; Mr. A. Aldridge; Mr. T. Slatford; Mr. A. Gilbert.

Others: Alan House, Margaret Atkin.

Declarations of Interest:

There were no declarations of interest.

P1. 16/00123/FULD Manor View, Hopgoods Green.

Use of first floor annex as a separate dwelling.

Mr. Brims introduced the application which had previously been discussed at the full meeting of Bucklebury Parish Council on Monday 8th February. It was noted that the ground floor and lower floor of the barn were to remain ancillary to Manor View; this application is for the first floor of the barn only. Ancillary use of the building was approved under an application in 2012/13. Ancillary use is defined as use by the family or staff of the main dwelling; such accommodation cannot be rented out to a 3rd party.

Manor View is considered to be in an unsustainable location within the AONB and outside of any settlement boundary. This application would result in a change of use within a quiet, sensitive location.

The meeting was **closed** for Mr. House to speak.

Mr. House commented that he applied for ancillary use when his daughter needed to make use of the accommodation. After her use, friends of Mr. House were awaiting the completion of a new house and needed somewhere to live, as a result they moved in.

Mr. House commented that he pays full Council Tax for the annexe and it has its own bins. He would like to gain some income from it. He commented that the velux windows are high and do not enable people to look out; this has been seen by a planning officer. Mr. House wishes to regularise the existing situation and has no intention of selling the dwelling, should it be approved.

The meeting was **reopened**.

There was a discussion about the red line around the domestic curtilage for the dwelling and the fact that the ground and lower floors of the building remain ancillary to Manor View.

It was unanimously agreed that BPC **object** to this application on the grounds of the location being unsustainable and the fact that it would set a precedent.

P2. 16/00336/FUL Greenwood, Hatch Lane.

Section 73: Variation of conditions 2: Approved plans, 3: Materials, of permission 15/02274/FUL: Section 73: Variation of Condition 2 (approved plans) and Condition 7 (Ecological mitigation scheme) of approved application 13/02860/FUL.

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

The meeting was closed at 8.40pm.

Next BPC Meeting:	Monday 14 th March 2016 – 7.45pm, Memorial Hall.
Next Planning Committee Meeting:	No Planning meeting in March.
Common Clearing:	Saturday 12 th March 2016 – 2pm, Memorial Hall.

Signature.....

Date.....

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