

Minutes of Bucklebury Parish Council Planning Committee.

Meeting held on Monday 23rd May 2016 at 8.00pm in The Victory Room, Bucklebury.

Present: Mr. B. Dickens (Chairman); Mrs. W. Frankum; Mr. T. Banks; Mrs. L. Clarke; Mrs. A. Hillerton; Mr. A. Dunkerton; Mr. A. Aldridge; Mr. T. Slatford; Mrs H. Pratt (Clerk).

Apologies: Mr. A. Gilbert; Mr. J. Brims; Mrs H. Cairns.

Others: Mr. Stephen Ruddick; Mr. John Clarke.

Declarations of Interest:

Mrs. Clarke declared a personal interest in application 16/01212/FUL as a trustee of the Victory Room Committee.

P1. 16/01159/HOUSE Whingate, Hatch Lane.

Loft conversion and demolition of existing garage to enable single storey side and rear extensions.

Mrs. Clarke explained this application and that there had been some confusion over the number of windows facing south (4 in the roof and 3 in the side). The dormer window across the full width of back of the semi-detached property, on the second floor (loft conversion) was felt to be rather ugly. Concern was also raised about the loss of the hip on the roof and the loss of space between buildings. There were no statements on the increase in size and there was no Design and Access statement. The meeting was **closed** for the applicant, Mr. Ruddick to speak.

Mr. Ruddick commented that the existing garage wall is a retaining boundary wall with the southern neighbour where the ground is 1 ½ feet higher. Mr. Ruddick said that he would rather keep the hip, but that the whole of the first floor of the property would have to be rearranged in order to get the head height going up the stairs. The property is only understood to be visible from the road. Mr. Ruddick commented that once the proposal has been developed, there will be more garden space rather than less (due to the demolition of the triple length garage). Two neighbours to the rear will be able to see the rear dormer window; one of which already has a similar dormer. A property further down Hatch Lane was reported to have a similar dormer. The meeting was **reopened**.

Concern was raised about the increase in size of the footprint since 1948; definitive information on this was not available from the application or the applicant. Other concerns included the loss of the hip, the rear dormer window not being in keeping, the loss of smaller housing stock and the reduction in the gap between neighbouring properties.

It was agreed that the Clerk should request an extension until after the BPC meeting on Monday 13th June, such that the applicant has time to add any information and make any amendments they wish to the application.

P2. 16/01219/FUL Greenwood, Hatch Lane.

Section 73: Variation of Conditions 2: Approved plans, of planning permission reference 16/00336/FUL (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). To enlarge plantroom required to accommodate low energy heating and heat recovery system equipment.

It was unanimously agreed that BPC has **no objection** to this application; however the comments from the neighbour referring to ecology, the trees and the pipe work

Signature.....

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for the ground source heat pump should be reiterated.

P3. 16/01212/FUL

Bucklebury Village Hall (Victory Room).

Demolition of the existing village hall (Victory Room) and construction of a new village hall.

The application had previously been discussed at a number of BPC meetings and more recently the Annual Parish Assembly. A question was asked about whether any solar panels were planned for such a large roof space; these had been in several of the earlier designs, but removed to appease local residents. There was a discussion about whether or not a Flood Risk assessment is required. The proposed new hall will be heated using a ground source heat pump.

Mr. Banks proposed that BPC **support** this application; Mrs. Hillerton seconded the proposal and it was carried with 6 members in favour, 1 abstention and 1 member who had declared an interest.

The meeting was closed at 8.45pm.

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| Next BPC Meeting: | Monday 13 th June 2016 – 7.45pm, Memorial Hall. |
| Next Planning Committee Meeting: | Monday 27 th June 2016 – 8pm, Victory Room. |

Signature.....

Date.....
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