

Minutes of Bucklebury Parish Council Planning Committee.

Meeting held on Monday 26th September 2016 at 8.00pm in The Victory Room, Bucklebury.

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

Apologies: Mr. T. Slatford.

Others: John Smart; Graham Futcher; Claudine Robinson (applicant of application 16/02318/HOUSE).

Declarations of Interest:

There were no declarations of interest.

P1. 16/02318/HOUSE Ingleside, Hopgoods Green.

The existing 4 bedroom dwelling will be converted into a 5 bedroom house and the existing garage will be demolished. Parking spaces will be provided in front of the house, with a large timber frame garage to the side of the dwelling.

The extension to the rear of the property will be across the width of the dwelling, and replace the single storey garages. The extension to the rear will be the same height as the existing building. The proposal is to render the extended house, which will have grey windows.

The meeting was **closed** for members of the public to speak.

The applicant commented that they had chosen to render the property in a “creamy” colour to hide the differing bricks in the building and felt that it would match with the other properties in Hopgoods Green which are rendered. The existing building has 2 double bedrooms and 2 single bedrooms; the proposed extension will provide 5 double bedrooms. The size of the garage has been reduced as a result of pre-application advice from WBC; the applicants had wanted a second storey in the garage. The application represents an increase of 67% on the existing building, in a plot of 1.247 acres. There are no plans to fell trees for the garage.

Mr. Smart commented that from his property, Sunnyholm, he can see the complete north elevation of Ingleside which will be a blank rendered wall; he would prefer a brick wall with climbing plants hiding any irregularities in the brick work. He also raised concerns about whether the garage could be built without any of the trees being felled.

Mr. Futcher, who lives in The Cottage, next door to Ingleside commented that the extension will make his house a lot darker (the extension being to the south of his home), particularly upstairs where there is a window facing south, which would face the proposed extension. The proposed main bedroom of Ingleside will immediately overlook his patio, reducing his privacy. None of the properties on the west side of Hopgoods Green are rendered.

The meeting was **reopened**.

Mr. Aldridge commented that the increase is approximately 61% on the existing; however the increase is believed to be in the region of 127% from the size of the dwelling in 1948 (excluding the dance studio which was built in the 1980’s).

It was proposed that BPC **object** to this planning application; this was carried with 4 members in favour and 3 against.

The reasons for objecting to the application were that the development is contrary to ENV24. The proposal is not in keeping or complementary with the existing building or the rural character of the area. The proposal is disproportionate in size to the original.

Signature.....

Date.....

Planning Committee 2016/7

P2. 16/01724/HOUSE Nine Elms Cottage, The Avenue.

Section 73A: Variation of condition 2: Plans approved, of planning permission 12/01439/HOUSE – Relocation of main entrance, new link to garden room and removal of outbuilding (REF 11/01230/HOUSE consent 4.10.11; partially implemented)

BPC **objected** to this application which has been called to the Eastern Area Planning Committee. Unfortunately no one is able to attend the site meeting to take place on Wednesday the 5th October and the Planning Meeting which is expected to take place on Wednesday 12th October.

Round Table Comments.

RT1. Planning Training Course.

This training was attended by Mrs. Frankum and Mrs. Clarke and a full update will be given at the November meeting of BPC. However, a point was raised during the training about site visits; the trainer made it clear that councillors must not trespass when making site visits or lobby or seek the views of neighbours, who should be invited to attend the meeting where the application will be discussed. This is to ensure that there is complete transparency. Councillors should not give any pre-application advice.

It was noted that if applicants seek paid for pre-application advice from WBC, it in no way guarantees that any subsequent application will be approved.

It was agreed that a Planning Code of Conduct should be considered, based on the document from Hampshire Association of Local Councils (HALC) which was distributed at the training. Mr. Banks agreed to write the first draft based on the HALC document. Any such document would be shared with the WBC Planning department for their comments.

The meeting was closed at 9.00pm.

Next BPC Meeting:	Monday 10 th October 2016 – 7.45pm, Memorial Hall.
Next Planning Committee Meeting:	Monday 24 th October 2016 – 8pm, Victory Room.

Signature.....

Date.....
Planning Committee 2016/8