

Minutes of a virtual meeting of Bucklebury Parish Council Planning Committee held via Zoom on Monday 23rd November 2020 at 7.45pm.

Present: Cllr. J. Brims (Chairman); Cllr. B. Dickens; Cllr. P. Spours; Cllr. A. Hillerton; Cllr. D. Southgate; Cllr. L. Clarke; Cllr. H. Cairns; Cllr. F. MacCallum; Cllr. T. Slatford; Cllr. B. Unamba; Mrs. H. Pratt (Clerk).

Others: Mr. F. Flemming.

Apologies: Apologies for absence were received and accepted from Cllr. R. Ranken.

Declarations of Interest:

There were no declarations of interest.

P1. 20/02486/HOUSE Rosebank, Marlston.

Erection of detached garage with ancillary utility/laundry room and home office.

It was noted that the applicant's brother lives in the neighbouring property and his sister lives in the property opposite. The proposed single garage is very large (6m wide x 10m long). The actual footprint of the garage extends beyond the curtilage of the Rosebank into the curtilage of Marlston Farm/Marlston Farmhouse Barn.

Concern was noted about the planning history of Marlston Farmhouse Barn.

The proximity of the garage to the dwelling Rosebank was also noted; at the closest point there is only a 1m gap.

Bucklebury Vision specifies that gaps should be maintained between buildings to maintain views into the countryside.

The meeting was closed for Mr. Fleming, the applicant to speak.

Mr. Fleming commented that the garage will replace a hedge and undergrowth; there are no views through to the countryside beyond. The need for the size is such that the laundry and an office can be comfortably accommodated in the garage; there is not capacity in Rosebank for these. The garage will replace a garden shed and the garden tools will need to be accommodated in the garage.

The garage structure has been designed with subservience in mind and to be in keeping with the existing house.

Mr. Fleming was asked whether siting the garage on the south side of Rosebank had been considered; this would be more problematic in terms of access and in relation to drains.

The meeting was **reopened**.

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

P2. 20/02512/HOUSE Enborn Garth, Little Lane.

Enlargement of loft space, single story rear extension and front porch.

This proposal will have a significant impact on the street scene from Little Lane due to the significant increase in mass, this could be reduced by half hipping the main roof.

It was agreed that BPC **objects** to this application.

P3. 20/02534/FUL Homerstead House, Hawkridge Hill (Adjacent Parish).

Replacement dwelling.

It was reported that the replacement dwelling is 40% larger than the existing and will be 1m higher. The south elevation contains a lot of glazing and concern was raised about the potential for significant light spill.

It was unanimously agreed to **object** to this application on the grounds of the amount of glazing.

P4. 20/02600/CERTE The Annexe at Manor View, Hopgoods Green.

Self-contained first floor flat with associated amenity and parking areas.

An application was submitted in 2016 (16/00123/FULD) for "Use of first floor annexe as a separate dwelling." This was refused by WBC and dismissed on appeal in September

Signature.....

Date.....

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2016. It was suggested that continued use of the annexe as a separate dwelling since that date has been in contravention of planning law.
The garage included in this application was the subject of planning application 19/01107/HOUSE for the replacement of a timber garage and store, a condition on the planning approval was that it was specifically for ancillary use of Manor View.
It was agreed that BPC **objects** to this application.

Round Table Comments:

RT1. Delivery of Benches.

Cllr. Hillerton reported that three new benches are being delivered to The Cottage Inn tomorrow (24th November); two for the small meadow and one for the Cemetery. Help was requested in moving them to their planned destinations.

RT2. Design and Access Statement.

The WBC website states that household planning applications within the AONB should be accompanied by a Design and Access Statement. It is only the minority of applications which have one. Clarification on this point needs to be obtained.

RT3. Members Covid Grant.

The Members Covid grant will be paid once WBC has received invoices for monies spent; invoices were submitted on Friday 20th November.

The meeting closed at 8.45pm.

Next BPC Meeting:	Monday 14 th December 2020 – 7.45pm.
Next Planning Committee Meeting:	No Planning meeting in December.

Signature.....

Date.....
Planning Committee 2020/8