

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON 26TH JULY 2017**

Present: Councillors Harvey, Horner, Mrs Hoses, Howes, Jones, O'Brien and Varrall

Officer: Stephen Hedges

PLN027/17 **APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Mrs Doman and Marshall

PLN028/17 **DECLARATIONS OF INTEREST**

There were no declarations made.

PLN029/17 **QUESTIONS FROM MEMBERS OF THE PUBLIC**

17/02131 – Thrift Wood Farm, two neighbours

Objections raised by neighbours were as follows: -

- Green Belt
- Over-development
- Out of keeping
- Not relative to local character
- National covenant on land

The Chairman thanked the Members of Public for their attendance and points raised.

PLN030/17 **MINUTES**

i) Planning Committee – 28th June 2017

RESOLVED: THAT THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 28TH JUNE 2017 BE APPROVED AS PRESENTED.

PLN031/17 **MATTERS ARISING FROM THE MINUTES**

It was reported that the enforcement items raised had resulted in the submission of a planning application.

PLN032/17 **PLANNING APPLICATIONS**

i) 17/02131 – Cromwell Trust, compound at Thrift Wood Farm, Ockwells Road – Demolition of all buildings within the existing compound area and erection of a terrace of 5(n) x 2 storey residential properties and erection of a pair of semi-detached 2 storey residential units (7 units in total)

RESOLVED: TO INFORM THE PLANNING OFFICER THAT THE PARISH COUNCIL OBJECTED TO THIS APPLICATION

- Over-development of site
- The design is out of keeping with the locality and neighbouring properties
- The proposal would have a detrimental impact upon the setting of the neighbouring 15th Century listed building.
- The bulk, mass and scale of the proposal would cause inappropriate harm to the openness of the Green Belt
- The design introduces an urbanisation incompatible with the important rural aspect of this location

- *The design introduces an urbanisation incompatible with the important rural aspect of this location*
- *Insufficient on-site parking provision*

NOTES:

- *The land in question is subject to a restrict covenant held by the National Trust*
- *The land in question is retained as Green Belt in the emerging Borough Local Plan*

- ii) 17/01972 – Mr/Mrs Moulinir – 32 Somersby Crescent, SL6 3YY – Rear Conservatory

RESOLVED: *TO INFORM THE PLANNING OFFICER THAT THE PARISH COUNCIL HAD NO OBJECTION TO THIS APPLICATION*

- iii) 17//02060 – Mr K Abbas – 25 Heynes Green, SL6 3NA – Single storey rear extension

iv)

RESOLVED: *TO INFORM THE PLANNING OFFICER THAT THE PARISH COUNCIL HAD NO OBJECTION TO THIS APPLICATION*

- v) 17/02053 – Mr/Mrs Tinsey – 102 Farmers Way, SL6 3PU – Single storey front extension and conversion of garage into habitable accommodation

RESOLVED: *TO INFORM THE PLANNING OFFICER THAT THE PARISH COUNCIL OBJECTED TO THIS APPLICATION*

Insufficient on-site parking provision

Note: If 3 spaces are provided and maintained the objection is withdrawn.

- vi) 17/01838 – Mrs Samber – Ridgeway School, The Thicket, Cannon Lane, SL6 3QE – Construction of veranda to existing sports hall incorporating secondary fire escape from teaching space

RESOLVED: *TO INFORM THE PLANNING OFFICER THAT THE PARISH COUNCIL HAD NO OBJECTION TO THIS APPLICATION*

- vii) 17/01842 – Mrs Maree – Fair Oaks, Cox Green Lane SL6 3EW – (T1) Oak – crown thin, crown lift and crown reduce (TPO 51 of 1995)

RESOLVED: *TO INFORM THE PLANNING OFFICER THAT THE PARISH COUNCIL HAD NO OBJECTION TO THIS APPLICATION*

- *A condition is requested requiring appropriate Arboricultural advise to be followed.*

- viii) 17/02087 – Mr Yi Yang – 94 Bissley Drive SL6 3UU – Single storey rear extension and first floor side extension over existing garage

RESOLVED: *TO INFORM THE PLANNING OFFICER THAT THE PARISH COUNCIL OBJECTED TO THIS APPLICATION*

Insufficient on-site parking provision

Note: If 3 spaces are provided and maintained the objection is withdrawn.

- ix) 17/02085 – Mr/Mrs Chopra – 3 Thurlby Way, SL6 3YZ – Single storey side extension

RESOLVED: *TO INFORM THE PLANNING OFFICER THAT THE PARISH COUNCIL OBJECTED TO THIS APPLICATION*

- *The design is incompatible with the established open aspect of the locality*
- *Insufficient on-site parking provision*
- *The bulk and mass of the proposal would have an overbearing dominance upon this prominent corner location*
- *The proposal's roof design is out of keeping with the locality*

- x) 17/02107 – Units 7 & 8 Roxborough Way – Variation to planning permission 07/01270/FULL to remove condition 3 (landscaping) to enable future landscaping works to take place at the park

RESOLVED: *TO INFORM THE PLANNING OFFICER THAT THE PARISH COUNCIL HAD NO OBJECTION TO THIS APPLICATION*

- xi) 17/02108 – Units 4 to 7 Roxborough Way – Variation to planning permission 14/02514/OUT without complying with condition 10 (Parking), 11 (Cycle Parking), 15 (External Lighting) to vary the working conditions

RESOLVED: *TO INFORM THE PLANNING OFFICER THAT THE PARISH COUNCIL HAD NO OBJECTION TO THIS APPLICATION*

The following conditions are requested:

- *Working times restrictions (to protect the residential amenities of the neighboring properties)*
- *All contractor parking to be contained within the site and contractor instructions not to park in adjacent residential roads*
- *Appropriate mitigation and containment of noise and pollution (to protect the residential amenities of the neighboring properties)*

- xii) 17/02109 – Units 4 to 7 Roxborough Way – Variation to planning permission 16/02119/REM to vary condition 2 (Landscaping) to enable landscaping works to be completed in one phase

RESOLVED: *TO INFORM THE PLANNING OFFICER THAT THE PARISH COUNCIL HAD NO OBJECTION TO THIS APPLICATION*

A condition is requested requiring a landscape management and maintenance plan to be submitted and implemented. In particular the appropriate maintenance of the boundary adjacent to residential properties to include the maintenance of screening to protect privacy and residential amenity.

- xiii) 17/02110 – Informatica, 4 Foundation Park, Roxborough Way – Variation to planning permission 08/00247/FULL to remove condition 3 (Landscaping) to enable landscaping works without the need to comply with historically approved applications

RESOLVED: *TO INFORM THE PLANNING OFFICER THAT THE PARISH COUNCIL HAD NO OBJECTION TO THIS APPLICATION*

A condition is requested requiring a landscape management and maintenance plan to be submitted and implemented. In particular the appropriate maintenance of the boundary adjacent to residential properties to include the maintenance of screening to protect privacy and residential amenity.

- xiv) 17/02111 – FPM Investments Sari, 5 Roxborough Way, Variation to planning permission 10/01885/FULL to remove condition 3 (Landscaping) to enable landscaping works to take place without the need to comply with historically approved planning conditions

RESOLVED: *TO INFORM THE PLANNING OFFICER THAT THE PARISH COUNCIL HAD NO OBJECTION TO THIS APPLICATION*

A condition is requested requiring a landscape management and maintenance plan to be submitted and implemented. In particular the appropriate maintenance of the boundary adjacent to residential properties to include the maintenance of screening to protect privacy and residential amenity.

- xv) 17/02112 – FPM Investments Sari, Unit 1 and 2 and 3 Foundation Park, Roxborough Way – Variation to planning permission 11/02529/FULL to remove Condition 2 (Landscaping) 3 (Retained trees) to enable the landscaping works without the need to comply with historically approved landscaping plans

RESOLVED: *TO INFORM THE PLANNING OFFICER THAT THE PARISH COUNCIL HAD NO OBJECTION TO THIS APPLICATION*

A condition is requested requiring a landscape management and maintenance plan to be submitted and implemented. In particular the appropriate maintenance of the boundary adjacent to residential properties to include the maintenance of screening to protect privacy and residential amenity.

- xvi) 17/02275 – Mr/Mrs Partridge, 62 Bissley Drive – Part single part two storey side extension

RESOLVED: *TO INFORM THE PLANNING OFFICER THAT THE PARISH COUNCIL HAD NO OBJECTION TO THIS APPLICATION*

The following conditions are requested: -

- *That the garage be maintained for the parking of vehicles at all times*
- *That the parking provision be maintained for the parking of vehicles at all times*

- xvii) 17/02255 – Mr Lipscomb, 100 Bissley Drive – Single storey rear extension and alterations to fenestration

RESOLVED: *TO INFORM THE PLANNING OFFICER THAT THE PARISH COUNCIL HAD NO OBJECTION TO THIS APPLICATION*

- xviii) 17/02230 – Lowbrook Academy, The fairway – It is proposed to provide 4 classrooms with stores, shared pupil washrooms, accessible washrooms, circulation spaces and sports hall. The new classrooms will each have access to covered break out areas

RESOLVED: *TO INFORM THE PLANNING OFFICER THAT THE PARISH COUNCIL HAD NO OBJECTION TO THIS APPLICATION*

A condition is requested requiring that a transport policy is implemented and maintained

- xix) 17/02126 – Mr/Mrs Kane, 19 Lillibrooke Crescent – Rear Conservatory

RESOLVED: *TO INFORM THE PLANNING OFFICER THAT THE PARISH COUNCIL HAD NO OBJECTION TO THIS APPLICATION*

PLN033/17 **PLANNING GUIDANCE**

Section 17, Crime & Disorder Act

No specific Section 17 items were raised as a result of the above applications.

PLN034/17 **ITEMS DELEGATED BY FULL COUNCIL/COMMITTEE REFERRALS**

i) **Neighbourhood Plan**

An update was given with regards to the recent Steering Group meeting.

ii) **Planning Delegation**

It was noted that this had been raised at the recent Borough/Parish Conference and would be followed up in due course.

PLN035/17 **ITEMS RAISED BY MEMBERS**

There were no matters raised.

PLN036/17 **LOCAL DEVELOPMENT FRAMEWORK**

i) **Section 106 Agreements**

There was no report.

ii) **Borough Local Plan Consultation**

Members were informed of the Regulation 19 consultation taking place.

PLN037/17 **PLANNING DECISIONS**

A report of recent planning decisions was presented to the meeting.

PLN038/17 **PLANNING ENFORCEMENT**

It was agreed to pass on the items raised.

The meeting concluded at 8.45 p.m.

Signed as a true record of the meeting
(Councillor Mrs Howes, Chairman)