

MINUTES OF THE MEETING OF ASHURST AND COLBURY PARISH COUNCIL PLANNING AND DEVELOPMENT COMMITTEE.



Held at the Church Rooms, Colbury Church on 29th April 2019 at 6.30pm.

Present: Cllr Caroline Hubbard, Cllr Clive White, Cllr Mike Thomas.

Clerk; Helen Klaassen

PD/238 Apologies for Absence.

Apologies were received and accepted from Cllr Austin.

PD/239 Declarations of Interest.

None.

PD/240 Minutes of the Last Meeting.

The minutes were agreed as an accurate record and were signed by the chair.

PD/241 Matters Arising from the Minutes.

None.

PD/242 Planning Applications for the Committee's Consideration;

Case No	Address	Proposals
19/00050	33 Peterscroft Avenue	Application for Certificate of Lawful Development for retention of a single-story garage
Recommend Option 3, Refusal, for the following reasons; Given that the extension for which the certificate is sought is an addition to an existing two storey extension (which was granted permission in 1989), this puts the single storey extension outside the realms of permitted development. Therefore, we would recommend not granting this application, but requiring the applicant to make a retrospective application for the single storey extension.		
19/00185	58 Ashdene Rd	Single storey side extension
Recommend Option 3, Permission, for the following reasons; It was felt that the proposals were now acceptable and were within the constraints of DP1 and DP11 and CP8.		
19/00255	10a Cooper Road	Single storey rear extension; Roof alterations to include 2no. new side dormers to facilitate loft conversion to habitable accommodation; cladding (Demolition of existing conservatory)
Recommend Option 4 Refusal, for the following reasons; The committee noted that the proposals represented an increase in floorspace that was beyond the limit set out in DP11 and was therefore unacceptable. In addition, it was felt that the designs were out of character for the dwelling and the local area, going against policy DP1 a,b, d and e. Concerns were raised regarding light pollution from the window lantern and impact on neighbouring amenity regarding overlooking from the side windows and that the proposed roof additions were inappropriate in terms of bulk were visible from, and would affect, the street scene.		
19/00280	Woodcote, 1 Whartons Close	Conversion of garage to form ancillary annexe to the main dwelling
Recommend Option 4, Refusal, for the following reasons; It was noted by the committee that when planning had been granted for the outbuilding a condition had been set to restrict its use to incidental and that these proposals would go entirely against policy DP12. The committee did not accept that reasons given were strong enough to allow contravention of DP12. In addition, the proposals would result in a loss of neighbouring amenity (DP1, d and e) in terms of visual intrusion and noise, and would be inappropriate over-development of the plot going against DP1 a and b, as the proposals would result in greater density on the plot, which would be out of character for the immediate area. Concerns were also raised regarding setting a precedent for infill development.		
19/00237	7 New Road	Single storey rear extension; demolition of single garage

Recommend Option 3, Permission, for the following reasons;

It was noted that considerable changes had been made to the first application and that the current application was now closer to one that had been granted previously. It was agreed by the committee that the plans were compliant with policies DP1, 6 and 11 and CP8.

PD/243 Tree Work Applications for the Committee's Consideration;

Case No	Address	Proposals
TPO/19/286	19 Peterscroft Avenue	Prune 1 oak tree
TPO/19/0330	The New Forest Inn	Fell one chestnut tree

PD/244 Items for the Next Meeting.

Signed: _____

Date: _____

