

Held online via Zoom on 17th November 2020 at 6.30pm.

Present: Cllr Caroline Hubbard (Chair), Cllr Clive White, Cllr Sue Robinson, Cllr Andy Austin, Cllr Mike Thomas.
Clerk; Helen Klaassen
Public: 0

PD/19/102 Apologies for Absence.

None.

PD/19/103 Declarations of Interest.

Cllr Hubbard declared a personal interest in 15 Peterscroft Avenue.

PD/19/104 Minutes of the Last Meeting.

The minutes were **AGREED** and the Clerk would provide the Chair with a copy for signing.

PD/19/105 Matters Arising from the Minutes.

It was noted that 45 Whartons Lane had been withdrawn.

PD/19/106 Planning Applications for the Committee's Consideration;

Case No	Address	Proposals
20/00713	32 Peterscroft Avenue	Single storey front infill extension
Recommend Option 3, Permission. The committee felt that the proposals were complimentary to the existing property and represented no negative impact on either neighbouring amenity or the street scene and were therefore happy to recommend permission.		
20/00735	15 Peterscroft Avenue	Outbuilding; demolition of existing garage
The Clerk removed Cllr Hubbard to the waiting room. An email received from the neighbouring property was noted. Recommend Option 2, Refusal but would accept the decision reached by NPA Officers under their delegated powers. The Committee noted the revisions that had been made to the proposals towards meeting the previous objections. However, it was strongly felt that these revisions didn't go far enough and that the Committee's previous comments still stood: Concerns were raised that the proposals for a sizeable two storey building would contribute to an over-development of an already crowded site and was against the requirements of DP2 a. The proposals are described as storage, but it was noted that this included bi-fold doors and underfloor heating, and in addition to the office space overhead, it was felt that the building appeared more like habitable accommodation than an office and storage space and therefore more of a domestic character. Due to the size and bulk it did not appear to be incidental to the main building. Additionally, there are concerns that it would impact negatively on the neighbouring property, reducing light into their kitchen and dining room against DP2 e.		
The Clerk re-admitted Cllr Hubbard to the meeting.		
20/00801	18 Woodlands Road	Outbuilding
The committee reviewed the plans but decided to defer the decision until after the briefing note had been received, using the Clerk's delegated powers for the process. The Clerk was asked to email the NPA to clarify: <ul style="list-style-type: none">- If the proposals were sited right on the boundary as appeared to be indicated.- If the site was indeed dog-legged as some maps showed a straight boundary line.- If there was a building at back of the plot? Nothing had been added to the application.		

Recommendation Options;

1. We recommend PERMISSION but would accept the decision reached by the NPA Officers under their delegated powers.
2. We recommend REFUSAL but would accept the decision reached by the NPA Officers under their delegated powers.
3. We recommend PERMISSION
4. We recommend REFUSAL
5. We are happy to accept the decision reached by the NPA Officers under their delegated powers.

PD/19/107 Tree Work Applications for the Committee's Consideration:

TPO/20/0649	30 Chestnut Drive	Prune 1x Oak tree
TPO/20/0666	23 New Road	Prune 1x Oak tree

The committee had no comments on either application.

PD/19/108 Items for the Next Meeting.

The Clerk communicated that she had been in contact with the developers regarding Whartons Lane, but there was nothing to report at this present time. To aid the process the Clerk would put an agenda item on December's agenda to consider a policy for communication with developers and would provide a suggested policy.

The meeting concluded at 19.24pm.

Signed: _____

Date: _____