

Woodham Mortimer With Hazeleigh Parish Council

PLANNING SUB-COMMITTEE

MINUTES - FRIDAY 23 JANUARY 2015

Held at Woodham Mortimer Village Hall

In attendance

Parish Councillors: Pauline McDonald (Chair)(PM), Kim McDonald (KM), Simon Brady (SB), Ian Spurr (IS), Andrew Ritchings (AR: Clerk to the Council recording proceedings).

Although the Council had previously discussed and resolved an objection to item P4.15 Lynfield Post Office Road at its general January monthly meeting AR advised that as the item was not actually an Agenda item but been raised by concerned residents in the '*open meeting to the public agenda item*' then a further formal meeting should be arranged in order for all interested parties objecting or supporting the application to be able to express their views, therefore this meeting has been arranged and advertised as required. The opportunity also arose for the Council to discuss a further application recently sent to the Council as noted in P4.15 (Land South of Hatch House Farm).

P1.15 APOLOGIES OF ABSENCE

Stephen Pemberton, Kim Broadhurst, Andrew Macmorland

P2.15 DECLARATIONS OF INTEREST

PM & KM declared a non-pecuniary interest in Planning item **FUL/MAL/14/01225 – LYNFIELD, POST OFFICE ROAD** their interest being adjacent property owners.

P3.15 OPEN MEETING TO THE PUBLIC

There were no members of the public in attendance

P4.15 PLANNING

FUL/MAL/14/01225 – LYNFIELD POST OFFICE ROAD WM - Demolition of existing detached bungalow and garage. Erection of 2 No. link detached properties and single garage.

The Council decision as resolved at the 13 January Meeting remained consistent and resolved to strongly OBJECT to the proposal. The development is considered to be an overdevelopment on a small plot at present occupied by what is understood to be a 2/3 bedroom bungalow. It is believed the scale, bulk and design of the property would provide an adverse impact on the current street scene and in particular the proposed proximity of the new property to neighbouring boundaries.

Concerns are also raised with respect to inadequate vehicle parking and turning allowance likely to result in increased street parking in the narrow lane.

It is understood the current sewage processing plant is at capacity and a significant increase in habitation could provide extra stress on the plant and it is recommended this issue be reviewed.

The Council is also aware that boundary ownership dispute issues exist which may prove the development boundary specified in the application inaccurate.

Protected species such as Great Crested Newts are known to be present in the area and thought likely to be breeding in a pond within the development boundary that is to be infilled, these animals are protected by Wildlife & Countryside Act 1981 and other European Acts and it is advised that an ecological survey be carried out in the Spring to determine exact presence and nature of wildlife as recommended by Natural England policies.

OUT/MAL/14/01182 – LAND SOUTH OF HATCH HOUSE FARM BURNHAM ROAD

Erection of farm workers dwelling

Cllrs object to the Application due to the additional property being remote from local services rendering the habitation as unsustainable. There was however a query regarding the application site details which specified the address in the application as Tippates Farm Purleigh and the plan enclosed with the application noted the road as Burnham Lane.

It was decided that a final decision be made to this application following a further meeting in order that AR could seek clarification and an extension to the consultation period and other cllrs particularly those with agricultural experience could be involved in discussions. It was hoped a decision could be resolved at next month's Council meeting.