

Minutes of the Planning and Development Committee meeting held on Tuesday the 15th January 2019 at 7.30pm in the Pavilion Rooms

PRESENT: Cllr. Durman (Chairman) Cllr. Bloyce, Cllr. Fowler; Roger Doust, Mark Oszczyk, Cllr Millett.

IN ATTENDANCE: Heather Mountford (Deputy Clerk) Cllr Sven Godesen and 4 members of the public.

1 APOLOGIES FOR ABSENCE.

1.1 Apologies for absence were received from Cllr. Waller, Cllr. Millet

2. TO CONFIRM THE MINUTES OF THE 11th DECEMBER

2.1 The minutes were confirmed as a true and accurate account of events that took place.

3 TO RECEIVE DECLARATIONS OF INTEREST RELEVANT TO ITEMS ON THIS AGENDA.

3.1 No items.

4 PUBLIC PARTICIPATION

4.1 Please see items 7.2 and 7.8

5 TO RECEIVE ANY ITEMS THE CHAIRMAN WISHES TO LAY BEFORE THE COMMITTEE

None raised.

6 TO NOTE DECISIONS MADE OR INFORMATION ON APPLICATIONS FROM THE BOROUGH COUNCIL

6.1 18/03287/ADV 35 London Road; Display of 2 no. fascia signs. 1no free standing arch entrance, 2 no totem signs and 3no.flag poles. **Approved. Noted.**

6.2 17/03967/HSE; Barn Meadow, Milkingpen Lane; Erection of part single/part two storey extension to rear including installation of new chimney(minor alterations to planning permission 17/03967/ADV) **Approved. Noted**

6.3 18/02209/HSE; 44 Hatch Lane; Erection of garage; **Approved. Noted**

6.4 18/03374/HSE; 3 The Topiary; Conversion of garage to games room. **Approved. Noted**

6.5 18/03117/HSE; Yewtree Lodge; Crown Lane; Part demolition of garden store and erection of single storey rear extension. **Approved. Noted**

6.6 18/039091/HSE; 25 Pyotts Hill; Replacement of front porch and replace with larger porch. **Refused. Noted**

6.7 18/0318/HSE; 32 Dewpond Walk; Conversion of loft space to living accommodation with front dormer window. **Approved. Noted.**

7 NEW APPLICATIONS;

7.1 18/03547/RET; 2A Hatch Lane; Variation of condition nos 1,4,13 and 15 of 17/02216/FUL for erection of fence to define property boundaries in driveway and infill at front. **Objection; The fence is positioned as to cause danger to motorists as per Highways comments. The scale is also too large.**

7.2 18/03201/LBC; 29 Milkingpen Lane; Demolition of rear porch erection of single storey rear extension. Internal works to form new bedroom/bathroom on ground floor and works to first

floor bathroom. Standing orders were suspended to allow members of the public to speak. Standing Orders were reopened. A vote was taken and by 3 votes to two the decision was **No objection.**

- 7.3 18/03671-73/GPDOFF; Buildings A, B and C Riverside Close; Prior notification of change of use of Building A from class B1 (a) Office to Class C3 residential use to form 5no.2 bed and 1no.1 bed dwellings. Building B prior notification of change of use of building from class B1 (A) office use to class 3 residential use to form 2no 2bed and 1no 1bed dwelling. Building C-prior notification of change of use from class B1 (a) Office use to class3 residential use to form 2no.2 bed dwellings. **No comments can be made at this stage.**
- 7.4 18/03448/HSE; 24 Linden Avenue; Erection of single storey rear extension with first floor rear balcony, alterations to first floor rear windows and front porch. **No objection.**
- 7.5 18/03560/HSE; Lower Mill; construction of a swimming pool and associated landscaping. **No objection.**
- 7.6 18/03573/HSE; 13 Heron Park; Replacement of existing conservatory and utility with a two storey extension to side of house and dormer window to rear. **No objection**
- 7.7 18/03612/FUL; 4 Dragonfly Drive; Change of use of highway land for use as a driveway, and addition of block paving to this land and to existing driveway. **Objection; It will change the character of the road and cause safety issues and the pinch point slows motorists down.**
- 7.8 18/03568/FUL; Land at OS 46631 154486-Pyotts House, Pyotts Hill; erection of 4no detached dwellings with associated garaging, parking, turning, landscaping, private amenity space and parking. Standing orders were suspended to allow members of the public to speak. A vote was taking and a decision made to **object** on a 3-2 majority for the following reasons;
The bin collection would break the hedge line.
It is against The Neighbourhood plan's desire to enhance and preserve the character of the conservation area.
It will impinge on Park Pale.
Statutory objections have been raised. An opinion is awaited from the conservation officer and also from Historic England.
- 7.9 18/03502/HSE; Flint Cottage, Crown Lane; Erection of a two storey rear extension with dormer windows and conservation rooflights, and garage with home office above. **No objection**
- 7.10 18/03545/HSE; 1 May Close; Erection of 1.84meter high boundary fence to the front and side of the property. **Objection to the fence at the proposed height but no objection if reduced to 1.2metres.**
- 7.11 **18/03417/FUL; The Chineham District Centre; Erection of buildings** for flexible Class A uses, Class A3 restaurant and café uses, class1 Hotel use, class 2 assembly and leisure uses and flexible class D1 nonresidential institution/classB1 business use. Provision of Highway works including replacement bus stop and alterations to access, parking, landscape, service infrastructure and associated works and improvements, including works of demolition. Their objections are listed under appendix 1.
This has been brought forward from last week's meeting. Information circulated by the deputy clerk was received. The Planning Committee objected to this application. These objections and comments are listed in appendix1.
- 7.12 18/03686/HSE; and 18/03687/LBC ;The MaltHouse; 2 Crown Lane; Relocation of existing front door with erection of new canopy roof, insertion of new window and internal works. **No objection.**

7.13 T/00496/18/TCA; Robinswood Cottage, Crown Lane; Tree works as per planned tree works document and photos to include felling, pollarding and pruning. **No objection provided the tree officer has none.**

8 **MISCELLANEOUS**

- 8.1 An email was received regarding the draft heritage SPD. Councilors did not think comments were necessary.
- 8.2 An email was received from a resident regarding Lorries using the village and travelling to a site in Newnham Lane and noted.
- 8.3 An email was received regarding 25 Pyotts Hill (18/039091/HSE) and the decision was to ratify the decision made at an earlier meeting and to note the comments regarding enforcement.