

## GREAT WALTHAM PARISH COUNCIL

### Report of the Planning Committee meeting held on Monday 1<sup>st</sup> November 2010 at Great Waltham Village Hall

#### 1. Record of Members present

Chairman: Mr Blaber

Councillors: Mrs T Harper, Mrs J Patch, Messrs Micklem, Huggins, Steel, Bell and Braisby.

#### 2. Apologies for Absence

Were received from Mrs Dickinson and Mr Jackson.

#### 3. Declarations of interests (existence and nature) with regard to items on the agenda.

There were none

#### 4. Public Participation session with respect to items on the agenda.

There were no members of the public present.

#### 5. Report of Planning Applications determined by the LPA's since the last meeting.

There were no planning applications determined since the last meeting.

#### 6. To consider and comment upon the following planning applications.

##### (a) 10/01585/FUL Crowbush Cottage, The Village, Great Waltham for a Two storey rear extension.

Mr Micklem declared an interest.

**Comments:** The Parish Council is concerned that the proposed development may result in a loss of light and privacy to the neighbouring property by means of the gable end first storey window.

##### (b) 10/01586/LBC Crowbush Cottage, The Village, Great Waltham for a Two storey rear extension.

Mr Micklem declared an interest.

**Comments:** The Parish Council is concerned that the proposed development may result in a loss of light and privacy to the neighbouring property by means of the gable end first storey window.

#### 7. Parish Plan – Actions - Quarterly Monitoring Review.

A review of the Parish Plan required actions was undertaken and members present volunteered to undertake certain tasks. A copy of the latest report is attached.

#### 8. To sign the tenants declaration made under the Landlord and Tenant Act 1954 section 38a indicating that should the Parish Council enter into a tenancy of premises at the Old Fire Station, Great Waltham commencing on 1<sup>st</sup> December 2010 it would be without security of tenure.

It was agreed that the tenant's declaration should be signed by the Chairman of the Parish Council.

Discussion took place on the latest heads of terms revisions. The landlord accepted a 15 year lease with break clauses for the Parish Council only at five and ten years, payment of rent monthly in arrears and a rent review at five year intervals rather than three provided that the Parish Council agreed to take responsibility for all internal repairs. The landlord would insure anything which was his responsibility.

It was agreed that a further meeting would be held with Mr Weedon to clarify exactly what would be the interpretation of internal repairs. Following agreement on the matter of internal repairs a lease agreement would be prepared. The clerk indicated that the likely timetable of events would be agreement of lease terms, viewing of the lease by legal representative on behalf of the Parish Council (the Parish Council agreed to Mr David Chapman being asked to carry out the legal check of the document) and presentation of the lease for signature at the 15<sup>th</sup> November 2010 meeting.