

GREAT WALTHAM PARISH COUNCIL

Report of the Planning Committee meeting held on Monday 2nd November 2009 at Great Waltham Village Hall

1. Record of Members present

Chairman: Mr Jackson

Councillors: Messrs Braisby, Greenwood, Huggins, Bell and Steel.

2. Apologies for Absence

Were received from Mrs Slater, Mrs Dickinson and Mrs Harper.

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

Mr Braisby declared an interest in item 7.

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

There was no public participation.

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

A report of determinations made since the last meeting was given.

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

(a) 09/01301/FUL Lindsell House, Green Lane, Great Waltham for retrospective application for the change of use of a self contained annexe into a separate dwelling.

Comments:

The Parish Council deplores this retrospective planning application.

The Parish Council feels that the proposal is against the current policies for development in the open countryside beyond the village envelope.

If retrospective planning permission is granted (assuming that the original building had planning approval) then a condition should be imposed to ensure that the building can only be used as ancillary to the main (existing) dwelling.

(b) 09/01404/FUL Garnetts Mashbury Road, Great Waltham for demolition of west wing and construction of two storey and single storey rear extensions. Alterations to elevations and internal alterations to detached barn.

Comments:

The Parish Council are happy with the proposals for the west wing and that the proposals made in the previous application are superseded by this application.

The Parish Council have no comments to make on the single storey extension of the east wing.

The Parish Council would wish a condition to be made regarding the proposals for the barn to ensure that the proposed development is only used ancillary to the main dwelling.

(d) 09/01405/LBC Garnetts Mashbury Road, Great Waltham for demolition of west wing and construction of two storey and single storey rear extensions. Alterations to elevations and internal alterations to detached barn.

Comments:

The Parish Council are happy with the proposals for the west wing and that the proposals made in the previous application are superseded by this application.

The Parish Council have no comments to make on the single storey extension of the east wing.

The Parish Council would wish a condition to be made regarding the proposals for the barn to ensure that the proposed development is only used ancillary to the main dwelling.

7. To ratify comments made on the following application:

(f) 09/01406/FUL The Compasses, Littley Green for construction of a single storey detached building to accommodate five bed and breakfast units. Single storey rear extension to main public house and construction of fencing and refuse area.

Comments: The Parish Council supports this application which, in their opinion will help sustain, enhance and support the business viability of the Compasses Public House.

Any development permitted should be carried out sympathetically and in keeping with the present building and the surrounding rural area.

Any outside lighting in connection with the development should be low level and low volume lighting and should be on time switches.

The Parish Council recognises the concern expressed by local residents concerning the possibility of generation of additional vehicle movements.

The development should be conditional on provision for adequate 'off road' parking and in this respect the Parish Council recognises the concern expressed by local residents regarding damage to highways verges which is occurring in the locality of the Public House.

Adequate provision must be made for the disposal of foul water and surface water and also a secure area made for food disposal.

That the residential/guest building be used solely in conjunction with the pub and not be allowed to fall into separate ownership or use.

The comments were ratified