

WITCHAM PARISH COUNCIL

Minutes of the Extra Ordinary Meeting of the Parish Council held on Wednesday 22 January 2020 at 7.30pm in the Village Hall, Witcham

Present: M Housden (Chairman), K Mackender (Vice-Chairman), J Bibby, L Holdaway, J Lucas

In attendance Mrs S J Bell (Clerk)

20/022 **Apologies for absence** received from County and District Councillor L Dupré and District Councillor M Inskip

20/023 **To receive any declarations of interest**
Councillors to declare any pecuniary interests in any items on the agenda - none
Councillors to declare any personal interests in any items on the agenda: 20/026 (19/01699/FUL) K Mackender (neighbour consultee) and L Holdaway (neighbour) and they asked to speak under public participation.
Councillors to declare any prejudicial interests in any items on the agenda and to inform the Chairman if they wish to speak on the matter during public participation - none

20/024 **Dispensations:**
To note any new Dispensations granted: Nil

20/025 **Public Participation**
K Mackender advised that he was asking the planning department to ensure that conditions 19 and 20 of the original planning application which received consent in 2017 be adhered to in this new application, together with provisions for glazing on west side and wall. Noted wall along front of High Street had been removed without consent.

L Holdaway felt it was necessary that the building on these three individual plots should be phased; with vehicle access for contractors vehicles, plant and machinery managed, controlled and monitored as Headleys Lane was a narrow lane. She could see no reason why the hedge bordering Headleys Lane needed to be opened up for front door access for plot 3 as access could be via the entrance road on to the site.

7.54 Chairman closed the meeting to the public.

20/026 **Planning applications**

19/01045/OUT Hillcrest 2No 4bed houses and 1 No 4bed bungalow with new access for Hillcrest – Amendment involving additional information – floor plans and elevations for determination of scale

Resolved that the Council had no concerns but hedges should be retained to maintain the rural/country lane scene and in-keeping with the surrounding area. The Council noted that the proposed properties (houses) are 1.5 storey buildings - please ensure any future applications for this land do not exceed this height. Proposed J Lucas seconded Chair.

Clerk

19/01699/FUL Land north 21 High Street Residential development for two houses, garages and change of use of existing agricultural barn to residential dwelling

Resolved that the Council had concerns and comment:

1. Removal of hedge (plot 3) appears to be for the purpose of access to front door. Access could be achieved by going down new road into the development and across the front of the house. Removal of further hedging as proposed is not necessary and would spoil the rural/farmland aspect of this section of the village.

- 2. Erection of car port for Plot 3, to the side of the dwelling encroaches further into the countryside, ie further outside the development envelope. The Council prefers the car port to be to the west of the dwelling as approved on the old application (16/01567/FUL). The land to the side of the dwelling should stay as green/garden/orchard to preserve the rural and farming heritage in this section of the village.
- 3. Walls – ALL existing walls must be maintained and preserved during and after development of this site. Notably Condition 8 of Consent 16/01567/FUL made specific provision for protection of one of the walls; needless to say the wall along High Street has been totally demolished! Council understands Enforcement Officer has been engaged - assurances are required that this will not happen elsewhere on this site. Conditions 19 and 20 of Consent 16/01567/FUL give protection to the old wall between 19 and 21 High Street – to safeguard the special architectural/historic interest, character and appearance and integrity of the Conservation Area in accordance with policies ENV2 and ENV11 of Local Plan (2015) (or equivalent in new Local Plan) East facing wall joining old barn (Plot 1 Headleys Lane) – Assurances required that this will not be damaged/removed.
- 4. First floor windows, west elevation, plot 2. Ensure obscured glass used and any part of the window(s) that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The window(s) shall be permanently retained in that condition thereafter (Condition 20 of Consent 16/01567/FUL) – to safeguard residential amenity of neighbouring occupiers in accordance with policy ENV2 Local Plan (2015) (or equivalent in new Local Plan).
- 5. It seems the 3 dwellings are likely to be developed as individual plots so several developers could be on site together each with their own plant, machinery, deliveries etc. Due to the nature of this narrow lane here and surrounding environment the development needs to be phased so as to manage traffic, parking, deliveries etc and not cause damage to verges, green lanes etc. Contractors, their vehicles, equipment, deliveries etc must be contained within the curtilage of the site (Condition 10 of Consent 16/01567/RUL refers and includes highway safety)
- 6. During construction, times of work must be set so as to protect neighbouring residents and not exceeded as has been the case for the work on the buildings at the front of the site (on High Street).
- 7. Confirmation sought as to how the paddock at the rear of plot 1 and 3 will be accessed as the entrance to this whole plot (which runs from High Street through to Back Lane) was accessed off Headleys Lane – which is now just access for the three proposed dwellings?

Proposed J Bibby, seconded J Lucas

Clerk

There being no further business the Chairman closed the meeting at 8.30pm.

Signed

Dated