

MICHELMERSH & TIMSBURY PARISH COUNCIL

Minutes of the Parish Council Planning Committee held on Wednesday 14th December 2005 at 7.30 p.m. in the Jubilee Hall, Timsbury.

Present: Parish Councillors Mr. P. Pritchett-Brown (Chairman), Mr. D. Cowling, Mrs. C. Evans and Parish Clerk Mr. P. Buist.

Action

1. Apologies

Apologies were received from Dr. J Glasspool, Mr N. Cooper and TVBC Councillor Mr. D. Bidwell.

2. Open Period

Roger Purssey spoke about the application for Woodlands. The proposal was still large for the site with a dominant garage noticeable from the lane. He considered that the style of the house was out of character for the area and he found the street scene drawing confusing particularly the different heights of the properties. He was concerned that the site plan showed a hedge on the Woodlands side of the boundary and he considered this to be his. The site entrance should be considered as part of the application.

Corrine Bennett felt that the entrance was now a planning matter as it was to be used to access a house. In the street scene the new house was shown on the same level as Holbeck. This was not the case.

Peter Oliver for the applicant confirmed that drawings were to scale. There was a 2 metre fall across the site from Holbeck. The height of the proposed house came up to the level of the eaves of Holbeck.

3. Declarations of Interest

There were none.

4. Planning Applications.

4.1 Erection of detached 4 bedroom dwelling, with double garage and associated works, Woodlands, Haccups Lane, Michelmersh.

Following discussion, it was concluded that although the application had been modified, it was not sufficiently modified. The street scene drawing gave an incomplete view of the site with the garage omitted and the entrance to the site was not existing when the first application was made. Concern was also expressed that the overall footprint may not have been reduced when the garage was taken into account. The views of the Planning Inspector in the case of the Ridgemont appeal were also considered relevant in this case.

It was agreed to reopen the meeting for comments.

Corrine Bennett considered that the application was also against VDS recommendation 27.

The meeting was closed to public participation.

It was **proposed** by the Chairman and seconded by Donald Cowling that the Parish Council should object to the proposal. The objection was on the same grounds as previously stated and would refer to the Ridgemont decision. It would also include non-compliance with VDS recommendation 27, the distorting appearance of the street scene and the claim that there was an existing site entrance. This was **agreed** unanimously.

4.2 Any other applications received that require a response by 25 January.

4.2.1 Old Redland Tile Site, extension of time.

The application was **noted**, but not taken as TVBC had advised that further details were required from the applicant before the matter could be considered.

4.2.2 Alveston

It was **noted** that some of the development was not in accordance with the approved plans. Contact had been made with the Planning Department who advised that the changes were minimal and had been agreed. A reply to parishioners who had objected to the change would be sent (by TVBC) in a few days.

5. Chairman's Mandate

The Chairman was mandated to speak on behalf of the Parish Council on the items contained in these minutes.

The meeting closed at 8.15 p.m.

Peter Buist
Parish Clerk
3 January 2005.