

SAXTEAD PARISH COUNCIL

Minutes of the Parish Council Planning Meeting held on Tuesday 10 August 2010
at Saxtead School of Dance at 0730 hours

Present

George Cullingford (Chair), Graham Ward, Barry Mallion and Tony Hutt (Clerk).

Also Present

Cllr Colin Walker (SCDC)

ACTION

1. Apologies

Kate Hoare, Lisa Handley, Kevin Davis

2. Declarations of Interest

No declarations of interest were received.

3. Public Forum

There were no members of the public present.

4. Planning

To consider applications for recommendation to SCDC:

1. Application C/10/1845: Four Winds, The Green, Saxtead IP13 9QH

Full Planning Permission for Erection of one dwelling and garage plus an additional garage for the existing house (demolition of the existing garage block)

2. Application C/10/1846: Four Winds, The Green, Saxtead IP13 9QH

Conservation Area Consent for Demolition of existing garage block (to facilitate provision of new dwelling and additional garage for the existing house)

The Chairman referred to an earlier application C/01/0794 which proposed two bungalows; this was refused but one dwelling might have been allowed, he thought. The current application was within the village envelope. The Council's view was that one additional dwelling every 2-3 years was a good idea to keep the village alive, and this was one of the few opportunities left. The District Council's view on new dwellings was believed to be that up to 15 low-cost dwellings were permissible outside the village. Councillor Davis had sent comments by email which the Clerk read out. The Councillors had several concerns over this application, as follows.

Access

The plan was slightly misleading in that the site was on a bend in the A1120 road.

The new exit would join the A1120 at a point where traffic is legally allowed to travel at (and does) 60mph creating a potential accident spot.

It was noted that both Director of Environment & Transport and the County Highway Authority had been consulted and Councillors expected that they would look unfavourably on a new access in this position.

Introducing a new access would be particular hazardous for traffic approaching from the east: the view of the windmill draws attention away from the left of the road and any more accesses on the south side would exacerbate this problem.

If the new dwelling were to be agreed, Councillors considered that if it shared the existing access with Four Winds the safety would be improved considerably both for passing traffic and those using the access, compared with the proposed new access. Although having two dwellings sharing the existing access would of course increase the traffic using the existing access, which is itself already in a difficult position for safety, this would reduce the access problem to some extent.

It was noted that Pembroke College own the verge between the dwelling and the road, and would have to grant permission for a new access.

Garages

Councillors consider that the proposed cartlodge garages were out of character with the surroundings, and there are no others in the area. They are too high in relation to the properties and therefore have too much visual impact.

Councillors were sceptical of the description in the design statement: "the existing rather unfortunate and unattractive block of garages". Although it is true that they are

George Cullingford (Chair) Tony Hutt (Clerk)

SAXTEAD PARISH COUNCIL

Minutes of the Parish Council Planning Meeting held on Tuesday 10 August 2010 at Saxtead School of Dance at 0730 hours

unattractive and Councillors had no objection to the demolition in principle, they have been there around 40 years and they did not consider that their appearance justified replacing them by a higher construction which is out of character with the existing dwelling and the surrounding area.

Impact on the area

The application required destruction of numerous mature trees, which Councillors considered an unacceptable loss.

The proposed site layout plan (09.136/100) showed five new trees but four of these are on the verge owned by Pembroke College. Assuming permission were granted by the College, which was not known, and the trees were planted in the positions indicated, they would exacerbate the problem of road safety because when mature they would further obstruct visibility of the road ahead around the bend when approaching from the east, and obstruct visibility of the road both ways when emerging from the access - either the existing access or the proposed new access. They are too near the road.

Councillors did not consider the size of the new dwelling out of keeping with other dwellings in the area, and note that its visual impact is reduced by the chalet bungalow (or "1½") style. However for the reasons above Councillors did not consider the applications unacceptable."

It was **agreed** that the Clerk would report these objections to the District Council.

Clerk

Councillor Walker suggested it would be worth speaking to the District Council to enquire whether a Section 106 agreement ("planning gain") for education, play space, etc was relevant.

Clerk

Approvals/refusals received from SCDC

Deferred to the next meeting

Planning correspondence

Deferred to the next meeting

5. **Chair's urgent business**

None.

6. **Any other business** (information exchange/agenda requests only)

The Clerk reported that the Government had issued a consultation document, Local Referendums to Veto Excessive Council Tax Increases on 30 July 2010 (www.communities.gov.uk/publications/localgovernment/vetocounciltaxincreasesconsult), which was one of the most important consultations for local councils as it potentially directly impacts on the historic freedom for local councils to set their own spending framework. The closing date for responses was 10 September 2010, which was before the next meeting, but Councillors were urged to look at the document (circulated by email, 4 August).

Councillors

Councillor Walker asked whether Foxearth Nursing Home had been acceptable as a polling station. The general feeling was that it went fairly well, though car parking was limited.

7. **Next Meeting**

The next Council meeting will be on Tuesday 21 September (Ordinary meeting) at 9pm in Saxtead School of Dance.

Meeting closed at 8.40pm.

George Cullingford (Chair) Tony Hutt (Clerk)