

Minutes of the Parish Council planning meeting held on 7th September 2009 in the Village Hall at 7.30 p.m.

Apologies: Mr J. Peal (Vice Chairman), Mr. L Johnson.

Present: Mr E. G. Ascroft (Chairman), Mrs J. Murray, Mr J. Murray, Mr P. Woodhouse, Mr P. Jackson.

Declarations of interest: None. The Chairman clarified that he had declared an interest when the Council had considered a previous application by the applicant for this site because at that time the applicant had been working for him. That situation no longer existed.

178 High Street Planning application, number 0901053FUL for the erection of two detached dwellings at land at 178 High Street: applicant Mr M. Reed.

The Council noted that the application was a new application for two dwellings on the site and appeared to resemble a previous application, 0701478FUL made in May 2007 by the former owner of the site, Mrs G. Salmon, but with amendments to the size, orientation and placement of the two dwellings within the site. The application and site plans were viewed and discussed and it was felt that;

- (a) the location of the site relative to neighbouring properties made it unsuitable for the development of two properties of this size,
- (b) the siting of the properties within the plot meant that they will adversely affect the residential amenity of the adjacent properties,
- (c) both properties were of a significantly larger footprint than those which were the subject of planning application 0701478FUL and have been sited closer to the adjacent properties,
- (d) the mitigation proposals intended to minimise the impact on neighbouring properties from being

overlooked, i.e., fixed windows glazed with obscured glass, were inadequate.

- (e) the 'Layout: Impact on neighbouring properties' section of the Design & Access statement in stating that the two small windows to the south elevation of unit 2 would not look directly at any property was material inaccurate as both nos. 172 and 178 High Street would be overlooked.

It was proposed by Mrs J. Murray, seconded by Mr P. Jackson and carried unanimously that the application should be recommended for rejection for the reasons given above.

The meeting closed at 8.07 p.m.