

RISBY PARISH COUNCIL

Minutes of planning meeting held on Thursday 22nd January 2015

Councillors present: Parish Councillors, D Abrey (Chairman), S Gray, C Sutton, S Smith and J Gray

Also present: Mrs J Ince (Clerk) and 5 members of the public.

The following issues were raised during the Open Forum at the start of the meeting:

18 Hanbury Paddocks

One resident said the section for which permission has been applied for is separate to the main curtilage of the property and raised concerns that extending the garden may lead to further building development on the site at a later date.

1 Orchard Cottages - extension

One resident has objected to the application on the grounds of access. The lane adjoining the property is used by all the residents and all the properties have a right of access. It is also used as an access road for emergency vehicles to use. There have been some restrictions made to the access road and there has been a long term dispute between some of the residents. The extension will but right up to (but not onto) the access road. A fence has been installed which extends partly onto the access road, making it difficult for vehicles to turn. The residents main concern is for the safety of people stepping out of the porch of the extension onto the access road. Concern was also raised that the application has ticked 'No' in section 8 of the planning application - 'Will the proposed works affect existing car parking arrangements' as the resident disputes this. There could also be a privacy issue with the side porch window which faces a neighbouring property. At the moment there is a leylandi hedge but this could be removed at a later stage.

The applicant who was also present at the meeting confirmed that the gate post is going to be removed. The front of her property will be improved and possibly gravelled over to create more parking space. The extension does not come out any further than the existing wood shed as the architect made sure that it did not extend beyond other properties. The applicant's deeds state (though this is disputed by the owner of Orchard House) that she owns the land in front of Orchard House and a vehicle could park there. The extension will not affect where the applicant will park the car. The applicant also said she would be willing to compromise over the porch if necessary.

The Chairman asked the applicant if there would be a problem with parking when the works are going on. The applicant said that the builder is aware of the access situation and will stay out of the way.

1 Orchard Cottages - play structure

One neighbour objects on grounds of overlooking and loss of privacy and the overbearing nature of the structure

1. Acceptance of apologies for absence

Apologies were received from J Read.

2. Declaration of Interest in items on the agenda

S Gray declared an interest in item 3b on the agenda.

3. Planning

a) DC/14/2167/HH - 1 Orchard Cottages, Welham Lane, Risby - (i) Two storey front extension (ii) Retention of play structure in rear garden

Two storey front extension

It was resolved that no objections would be made to this application as long as the porch does not encroach on to the access road. The Council would like a condition imposed that the access road is kept clear during building works except for unloading.

Retention of play structure in rear garden

It was resolved that the Council has no objections to the retention of this play structure.

b) DC/15/0057/FUL - 18 Hanbury Paddocks, Risby - Change of use to residential garden land and repositioned fence to northern boundary

It was resolved that the Council has no objections to the change of use to a residential garden and the repositioned fence. The Council is concerned that the applicant may consider building on the site at a later date and would like a condition imposed that the change of use is as garden land only and that it should not be used for parking or the building of any additional structures because of possible overlooking.

4. Approval of payments

It was resolved that the following electronic payment would be approved:

- Hayden's Arboricultural Consultants - Annual Tree Survey - Open Spaces Act 1906, ss.9 and 10 - **£477.00**

5. Any other business for noting or including on the next agenda

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

Signed
(Chairman)

Dated