**Minutes of a meeting of the Ashwell Parish Council Planning Committee held on**

**Wednesday 3rd July 2019 at 7.00pm**

**Present:** Cllrs Mark White (Chairman), Martin Hoffman (Vice-chairman),

Gemma Allan, Norton Mahy, Graham Lee, David Sims.

The Clerk (Jane Porter) and the Deputy Clerk (Laura Brooks-Payne) were also in attendance.

*See individual items for members of the public.*

## Part A

1. Apologies: Cllrs Martin Hoffman just for item 02 (other commitment).

**2.** Minutes of the meeting 3rd April 2019. These were approved and signed.

**3.** Declarations of interest. Item 01; Cllr Gemma Allan reported that she was known to the applicant through the school. Item 02; Cllr Mark White reported that he was known to the applicant through the scouts.

**Part B**

**On site considerations and proposals for recommendations to the NHDC Planning Officer**

**Item 01**

Consultation no.2019/01

**NHDC Case Ref. 19/01489/FPH. 10 High Street**

Full Permission: First floor rear extension and ancillary works.

Members of the public present: Applicant.

*Standing orders were suspended for the applicant to explain the proposals.*

The applicant stated that they had spoken with both neighbours and no objections had been raised.

Parish councillors expressed the following:

* Parking. Concern that the increase in the number of bedrooms meant that the parking standard for a 4-bedroom house, ie two off-street spaces, would not be met. It was noted that, (i) the house currently had no off-street parking, (ii) lack of parking capacity in the High Street was an increasing problem.
* Waste and recycling bins. Concern that these were currently stored outside the property on the High Street footway. The applicant stated that the reason for this was the combination of the narrow side passage and the current position of a garden shed; this would be rectified as part of these works and the bins would then be stored on the site.
* Design. It was noted that the *Ashwell Village Design Statement* did not favour flat roofs.

It was ***resolved*** that a recommendation be made to the NHDC Planning Officer that permission be granted (vote four in favour, one abstention).

**Item 02.**

Consultation no.2019/02

**NHDC Case Ref. 19/01379/FPH. 80 Ashwell Street**

Full permission Householder: Two storey side extension, single storey rear extension, demolition of existing garage and front porch extension, with ancillary works.

Members of the public present: One.

Parish councillors expressed the following concerns:

* Increase in size. The proposals would increase the house from 2 to 4 bedrooms.
* Height and mass. The increase in size would result in over-development of the site and have a significant impact on neighbours. Whilst the extension to the side was deemed to be acceptable the dimensions of the rear extension were felt to be too great. The height and length of the rear extension would impact the adjoining house adversely particularly when taking into account the aspect and the slope of the land.
* Parking. Whilst the proposals included two parking spaces, one was a garage and concern was expressed that this would be used for storage not parking.

It was ***resolved*** that a recommendation be made to the NHDC Planning Officer that permission be refused on the grounds of the concerns expressed (vote - all in favour).

**3.** Consultation no.2019/03

**NHDC Case Ref. 19/01515/FP. Land rear 1-11 Back Street**

Full Planning Permission: Erection of two 3-bed detached bungalows with associated gardens and parking (as variation of permission approved under ref 15/00962/1)

Members of the public present: Two representatives of the applicant and five members of the public.

*Standing orders were suspended for the applicant’s representatives to explain the proposals and for members of the public to express their views/ask questions.*

The objections previously expressed by the Parish Council and neighbours were noted.

See NHDC Case Ref. 15/00962/1. Planning Committee 6th May 2015.

It was noted that permission had been granted for this.

With regard to the proposed variations concern was again expressed at the impact on the neighbouring properties particularly the bungalows to the north in Back Street. The proximity, and given the slope of the land, meant the mass and dominance of the new buildings would be significant. Concern was also expressed at the potential loss of privacy. The changes to the design, the footprint, layout and fenestration, of the building on the west side of the plot would increase the impact on the Back Street bungalows at that end.

A proposal was made, given that permission had already been granted for two bungalows on the plot, that a recommendation be made to the NHDC Planning Officer that permission be granted assuming that the level of the new buildings was such that a 1.8 metre fence on the north boundary would prevent any overlooking into the rear of the existing Back Street bungalows. The Planning Officer should request that the applicant supply drawings to ensure that the levels were defined and could be monitored at the relevant stage of the build process.

It was ***resolved*** that a recommendation be made to the NHDC Planning Officer that permission be granted (vote - all in favour).