

**Minutes of a meeting of the Ashwell Parish Council Planning Committee held on Sunday 30<sup>th</sup> September 2018 at 9.00am.**

**Present:** Councillors Mark White (Chairman), Martin Hoffman (Vice-chairman), Madeleine Legg, Bridget Macey, David Short.

The Clerk (Jane Porter) was in attendance.

**Part A**

1. Apologies: Cllrs David Sims (other commitment), Graham Lee (away on business).
2. Minutes of the meeting 5<sup>th</sup> September 2018.
3. Declarations of interest. Item 08. Cllr Martin Hoffman did not participate in the meeting or vote (close neighbour and long association with the family).

**Part B**

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

**Item 08**

NHDC Case Ref. 18/02378/FPH. 10 Newnham Way

Full Permission Householder: Two storey side extensions and part two storey, part single storey rear extension, following demolition of lean-to side extension and single garage, with associated ancillary works.

The applicant invited parish councillors to view the proposals but declined the invitation to participate in the meeting.

Concerns were expressed at the extent, and hence the visual impact to the frontage, of the side extensions where they would fill the space between the properties. It was understood that regulations required defined distances between buildings at ground and first floor level. No concerns were expressed re the rear extension. It was agreed that provision for waste/recycling/refuse bin storage be made to ensure that this was not detrimental to the street scene.

It was **resolved** that a recommendation be made to the NHDC Planning Officer that permission be refused on the grounds of the detrimental impact on the frontage and overdevelopment of the site.

**Item 09**

NHDC Case Ref. 18/02337/FPH. 45 West End

Full Permission Householder: Single storey side and rear extension following demolition of existing shed and garage.

Members of the public present: Applicants.

The Chairman explained the procedures for the meeting. Standing orders were suspended for the applicant to explain the proposals.

The applicant stated that their agent had communicated the proposals to the immediate neighbour.

It was **resolved** that a recommendation be made to the NHDC Planning Officer that permission be granted on the grounds that there were no objections.

**Item 10**

NHDC Case Ref. 18/02250/FPH. 90 High Street

Full Permission Householder: Single storey rear extension.

Apologies from the applicant were noted as they were away. The meeting convened at the boundary of the application site.

It was noted that there had been a previous application to extend this property:

[NHDC Case Ref.08/02195/1HH. Full permission householder: Single and two storey rear extensions following demolition of existing conservatory and part of lean-to. Single storey front porch extension.]

At that time concerns had been expressed by the neighbour of the detrimental effect of a rear extension that would overshadow the rear of their property and their patio area.

Parish councillors expressed concerns that this might also be the case with the current proposals. Although only single storey the roof was quite high. Concern was also expressed at the number of parking spaces available for a five-bedroom property. When the previous extension had been granted permission there had been a requirement for at least two parking spaces. Since then the front garden had been altered removing one of the spaces. It was noted that the item on the application form had been filled in correctly, ie were there any alterations to the existing parking. This did not take into account the requirement of the previous planning consent.

It was **resolved** that a recommendation be made to the NHDC Planning Officer that permission be refused on the grounds that (i) concerns existed that the proposed extension might have a detrimental effect on the neighbouring property, (ii) the provision of parking spaces required by a previous application had not been met.