

**Planning Committee**  
**Minutes of a Meeting held at 7.30 pm on 5<sup>th</sup> February 2009**

Present: Mr Salisbury (Chairman), Mrs Revell, Mr Gregory, Mrs King, Mr Mercer, Mr Blanch and Mrs Burgess

In Attendance: Mr Gallagher, Mrs Macintyre, Mrs Jones (Clerk)

**211. Declarations of Interest** There were no declarations of interest regarding any items on the agenda.

**212. Approval of Minutes of Previous Meeting** The minutes of the meeting held on 15<sup>th</sup> January 2009 were taken as read and confirmed as a true record.

**213. Planning Applications**

09/00004/FUL: Paddocks End, Tylers Green

Proposed orangery, detached garage and replace existing flat roof over existing garage with new pitched roof.

The Committee objected to the location of the new detached garage which was in front of the building line. There were no objections to the proposed orangery or the replacement of the flat roof on the existing garage with a pitched roof.

**214. Planning Decisions Received from the District Council**

08/01334/FUL: Tentercroft

Demolish existing building and erect a part 2, part 2 half storey building comprising 24 apartments for the retired together with owners lounge, visitor suite and estate manager's office. Form new access and provide 14 underground car parking spaces.

Refused. Demolition of the existing building and its replacement with the proposed would fail to preserve or enhance the Conservation Area. The proposal by virtue of its design, size, scale & proximity to boundary would give rise to unacceptable levels of overlooking, loss of privacy & increased sense of enclosure to adjacent gardens. The development would result in the formation of a new vehicular access onto Broad Street with substandard visibility splays. The scheme makes no provision for sustainable development measures. The scheme makes no provision for affordable housing. The scheme makes no provision for contributions to the local infrastructure

08/02546/CON: Tentercroft

Total demolition of all buildings

Refused. The existing property is an attractive building which makes a significant contribution to the Conservation Area and streetscene and should be retained. The proposed demolition and clearance of the site, in the absence of a suitable approved redevelopment scheme, would not preserve or enhance the character or appearance of the Conservation Area.

08/03355/FUL: Yew Cottage Tylers Green - Construct 2 storey extension

No objection providing integrity of the building is maintained.

Refused. The proposal is unacceptable in that it does not relate sympathetically in form and scale with the existing character of the pair of semi-detached dwellings and form a prominent feature within the street scene.

08/03553/FUL: Campden, Broad Street

Two storey front extension incorporating internal garage. Front porch & single storey rear extension.

Object. Overdevelopment and unneighbourly

Permission. The proposals are considered to have no adverse affect on the character of the property nor be detrimental to the amenities of the neighbouring properties. It is considered that the proposals will preserve the character of the Conservation Area.

08/03766/FUL: 7 Whitemans Close - Single storey extension to rear  
No objections. Permission

08/03792/FUL: Wayside Tollgate Lane - Retrospective application for fencing.  
Object. The fence is unsuitable and does not meet the criteria for the Conservation Area  
Refused. By virtue of its height, design & prominence the fence is detrimental to the character & setting of the Conservation Area and surrounding streetscene. Enforcement action will be taken to facilitate the reduction in the height of the fence to 1m, which is what could be erected without planning permission

## **215. Appeal Decisions**

08/00077/FUL: Mill Hall Day Nursery  
Ground & First Floor Extensions  
Allowed

08/01924/FUL: 1 Manor Drive  
Proposed two bedroom bungalow  
Allowed