

Minutes of the meeting of Barton Stacey Planning Committee held at 19:30 on Wednesday 12th December 2018 at All Saints Church, Barton Stacey

Meeting opened at 19:40. Present: Cllr Sue Gaines, Cllr Nigel Cooper, Cllr Cheryl Sherwood, Cllr Bettie-Shaffer. Also present: The Clerk. Members of the public: 2

PUBLIC PARTICIPATION: For ten minutes the residents are invited to address the Planning Committee, make comments on items on the agenda or raise items for consideration at a future meeting.

A member of the public commented that she objected to the bin storage area in the new proposals and suggested a hedge around it. She also objected to the location of the electrical sub-station as it is in the flood plain

1. **Election of Chair** – Cllr Gaines. Proposed and resolved.
2. **Apologies** –none
3. **Declarations** – to receive and record declarations of interest in items on the agenda -none.
4. **Minutes of previous meeting** – to approve the minutes of the planning committee meeting held on Monday 3rd December 2018. Proposed and resolved that the minutes should be approved. The minutes were signed by Cllr Gaines.

5. Planning applications

18/03141/VARN – vary condition 16 of 17/01296/FULLN (5 dwellings) to replace drawing 2125/02 With drawing 1057 SP 01 C1 to allow variations in the site layout of the proposed development at Barton Cottage, Cocum Road, Barton Stacey

Variation of site layout. 2 turning heads opposite plot 4 & 5, car port in plot 3 detached and relocated within rear garden, parking space added to front of plot 3, grassed area to front of plots 2 and 4, plot 4 rotated clockwise to move foundations out of rising main easement, plot 5 rotated clockwise and staggered by 1.8m, location of piers and gate added, location of bin collection points and sub-station added. Cllrs concerned that all planned new trees (of which there were approx. 27) have now been removed – this will increase flood risk. Sub-station is located in a flood risk area – this is a major concern. This should be relocated to elsewhere in the site (along Gravel Lane?) or at least set further back from the road and shielded by a hedge. What about along pylons? There is already an objection from a neighbour regarding loss of light. To ensure TVBC checks this. Houses are now also staggered in the site rather than along one line and slightly closer to the main road. Turning heads are a good idea as is the additional car parking place for plot 3. The gates are out of keeping in this rural setting and could be dangerous if more than 1 vehicle are trying to access the site as would be stationary on The Street just yards away from a blind bend. No new development along The Street is gated. Concerns that if a bin lorry can't access the site, how would emergency vehicles. Proposed and resolved to object to variation of condition and notes to include deep concerns with location of sub-station and bin collection area in a flood plain, reduction in number of new trees and proposed gates not in keeping with street scene/rural location. To ensure TVBC look into the possible loss of light from the direct neighbours regarding plot 5. The PC are happy with the other items.

18/03154/VARN - Vary condition 16 (details on approved plans) of 17/001194/FULLN (Demolition of commercial buildings, erection of 3 dwellings, change of use and alterations of the Old School House and the Old School House Room to form 2 dwellings, with access onto The Street, Bullington Lane and Gravel Lane, garages and associated car parking) to replace drawing no. 140813-100 Rev H with -100 Rev J, 140813-130 Rev A with -130 Rev B, and 140813-131 Rev A with -131 Rev B at Old School Site, Bullington Lane, Barton Stacey, SO21 3QL

Addition of escape windows/sky lights in Old School House. Insertion of 3 conservation roof lights

in north east elevation to serve bedroom 2 with ensuite and bedroom 3 and 2 conservation roof lights on south west elevation to serve hall and bathroom. Spanish slates to be used on roof. Replacement timber windows to be flushed double glazed units. Walls to use existing bricks. Use of Alumsac heritage cast painted rainwater goods. Use of lime mortar for repairs and alterations. Proposed and resolved to support the application with notes that PC are happy with the materials to be used. Clerk to inform TVBC of the above decisions.

6. Date of next meeting TBC

Meeting closed at 19.50

DRAFT