



PIRBRIGHT PARISH COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Tuesday, 1st July 2008 at 7.30 pm in the Parish Shop.

Present: Cllr J. Bohling (Chairman), Cllr R. Nevins, Cllr R. Richmond, Cllr M. Jackson and L. Graham (Clerk). Also present were Mr & Mrs V. Farminer, Mrs M. Schofield and Mrs J Henneberg.

- 1. 1:1 Apologies:** Cllr J. Standing
- 1:2 Declarations of interest:** Cllr R. Richmond, as a neighbour re item 5:4
- 2. Minutes of previous meeting,** on 3/06/08: approved. There were no matters arising.
- 3. To discuss the following applications:**

3:1 Spring Acre, Rowe Lane **08/P/00148**
Renovation of property, including first-floor front and side extensions, single-storey side extension and new rear conservatory following demolition of existing conservatory
PPC response: *"It can be clearly seen from the existing drawings that this property has been extensively enlarged already. The original rectangular form of the property can be seen on the first floor plan without 'bedroom 2'. Therefore it can be easily assumed that the dining room, study, utility, kitchen and conservatory have all been added to this property, which constitute approximately a 70% increase. This figure far exceeds recommended planning guidance for extensions of properties within the Greenbelt and should not be increased any further. Further consideration should also be given to the separation between properties in this vicinity and the 'terracing' effect these proposals would have upon the street scene.*

On a separate matter there seems to be discrepancies of scale between the existing and proposed drawings, which are all noted as 1:100. In particular the outlines in red and blue do not correlate between buildings which may well be due to reprographic 'creep' but should be addressed."

3:2 Stream House, Stanford Common, Aldershot Road **08/P/01058**
Raise height of existing roof of 1.3 metres to provide additional accommodation within the roof incorporating 12 replacement dormer windows and Juliet Balcony to rear elevations, changes to fenestration and new front porch
PPC response: *No Objection*

3:3 Vines Farm, Mill Lane **08/P/001068**
Erection of a two-storey house following demolition of existing dwelling
PPC response: *No Objection*

3:4 Rose Cottage, The Green **08/P/01097**
Erection of single-storey side and rear extension following demolition of existing conservatory and outbuilding
PPC response: *No Objection*

3:5 The Cheshams, Chapel Lane

08/P/01106

Change of use of adjoining land and garage to residential curtilage

PPC response: *No Objection*

3:6 The Royal Oak, Aldershot Road

08/P/01125

Formation of external timber deck to north of site, with oak pergola and trellis over and new external lighting, external chiller and freezer with close boarded timber fence

PPC response: *"Residents in the immediate vicinity have expressed concerns as to the existing nuisances of noise and cooking fumes which spoil the enjoyment of their own properties. The noises include deliveries, collection/emptying of empty bottles very early in the morning and the continuation of loud talking/shouting late in the evening. A programme of expansion/intensification of business would only exacerbate these current concerns.*

Measures within these proposals should include the use of acoustic screens to the bottle storage areas and an assessment of the emitting fumes and the effectiveness of the proposed ventilation system and filters and locations in the context of prevailing winds. Further measures should also limit hours of collections, deliveries and operation.

With regard to the proposed external dining area it is felt that the extent and design is excessive and not complementary to the existing style of the property and should not wrap around and dominate the front façade of this attractive building. Consideration should be given to making the proposal subservient to, and set back from, the existing dominant building line and if necessary extend to the rear and not the front of the property."

4. Any Other Business

4:1 To note submissions to GBC made by Clerk under delegated powers

08/P/01040 (Advertisement consent for land at Manor Crescent): *No Objection*

08/P/01140 (Advertisement consent for land at Manor Crescent): *No Objection*

4:2 To receive reports and updates on planning business:

08/P/00791 (Certificate of Lawfulness for existing use): refused. GBC considered that no clear evidence had been submitted to support the application, which was also apparent from the Council's own records.

4:2 To review the terms of reference and standing orders for the Committee

The only change required was in section 5: Procedures. Point 3(b) will be changed to read: "Notify the arrival of planning applications to the Chairman of the Planning Committee so that a meeting may be arranged."

4:3 **DONM:** 7pm, on Tuesday 22nd July at the Parish Shop.