



MINUTES of a Meeting of the PLANNING COMMITTEE held at the Village Council Meeting Room, Ashurst Wood on Monday, 30th July 2018 at 7.30pm.

Present: Cllrs Forbes (Chair), Samways (Vice-Chair), Bright, Bussell, Judge, Loveday, Phillips and Wailes

In attendance: Assistant Clerk, Rebecca Roberts and 8 members of the public

1. **Public questions** – Residents neighbouring application DM/18/2738 made several comments on the proposed detached property, including that the application states that there will be a new access to the property. This is not correct as there is only one access and that will be from Phoenix Lane. The plans appear to incorporate a right of way that is for 72 Maypole Road and used to be for 68 Maypole Road until the house was sold without the garden. This right of way does not therefore belong to the applicant. The applicant is also proposing to put a fence on land that also doesn't belong to her, but in fact belongs to number 72 Maypole Road. In addition all residents felt that the proposal was out of character with the other properties in Phoenix Lane. There was also concern about the amount of disruption that any building will cause down Phoenix Lane and there will be a huge amount of earth to remove. Also not listed on the plan was a plum tree that is on the boundary along with the Cherry tree. It was mentioned that the Ashurst Wood Neighbourhood Plan talks about ensuring safe access for pedestrians, cyclists and road users, but this won't happen in Phoenix Lane if these plans are given the go-ahead and in addition, the application does not provide adequate parking for a 2 bed detached house as per the Neighbourhood plan.
2. **Apologies for absence** – Cllr Lindsay
apologies were received and **resolved; the reason was accepted.**
3. **To receive Declaration of Interests from Members in respect of any matter on the agenda** - none
4. **The Minutes of the previous meeting of the Committee held on the 16th July 2018 were approved as an accurate records of the meetings.**
5. **Recorded Meetings:** none
6. **Planning applications:**

DM/18/2738

Location: Land Parcel North of Clanra, Phoenix Lane, Ashurst Wood
Desc: Proposed two bed detached dwelling with new access onto highway

Recommend: **REFUSAL** - The Village Council's objections to this proposal are the same as those to previous applications relating to this site. The site is far too small to accommodate a detached house and the proposal would be harmful to the character of the area. The application does not comply with Policy 14 of the Ashurst Wood Neighbourhood Plan with regard to design and character, in particular ASW 14(a), (b), (c), (d), (h) and (i).

The site is the garden of 68 Maypole Road, which the applicant retained when selling that property. Under Policy 13 of the Neighbourhood Plan, new dwellings on residential gardens will only be permitted where the reduced garden size of the existing dwelling in combination with the garden size of the new dwelling relate well to each other and the surrounding neighbourhood, and the character of the surrounding neighbourhood (in terms of appearance and the massing of development and landscape value) is respected. Clearly the requirements of this policy are not met, even with part of the proposed dwelling now being underground.

The application does not comply with policy 21 of the Neighbourhood Plan, as it would only provide one parking space, not two. A reduced provision would not be acceptable on this site. Several properties in Phoenix Lane have no off-road parking, and there is no room in the lane itself for parking. There are serious parking issues around the corner in Maypole Road. These issues were specifically highlighted in the Neighbourhood Plan Examiner's Report. The shortfall in parking provision would lead to overflow parking in Maypole Road.

The Planning Inspector, when dismissing the applicant's appeal in 08/02270/ful, stated that the construction of a dwelling would require earthworks to accommodate changes in level to Phoenix Lane in order to create a new access, and this would result in the loss of the existing hedge fronting the lane, which would harm the area's character. This decision is a material consideration as this application proposes a new access in the same place, and also includes additional earthworks to create a basement.

In the applicant's previous application DM/16/2011 the Highways Authority proposed a condition regarding a construction management plan. However, Members consider that in view of the size and position of the site it would be impossible to make satisfactory provision for the parking of contractors' vehicles, unloading and loading and storing of materials. It would thus be impossible to create an acceptable plan or to comply with any approved plan.

Members note that the only access to the three cycle storage spaces would appear to be through the proposed dwelling.

It is also noted that the plans indicate new wooden fencing outside of the site area and on land which is not owned by the applicant.

DM/18/2772

Location: The Three Crowns, 10 Hammerwood Road, Ashurst Wood
Desc: Extension to the rear of property, formation of windows and new fence to front of property

Recommend: Approval

7. To receive notification of planning decisions: DM/18/2140 – single storey side extension including habitable room in the loft space and building a garage on the existing parking space – 3 Hammerwood Road, Ashurst Wood – Permission: GRANTED

8. Correspondence: None

9. Any items for reporting or inclusion on future agenda: None

Meeting Closed at: 8.00pm Chairman..... Dated: