

### **Minutes of Planning Committee Meeting held on Tuesday 27<sup>th</sup> November 2013 at 7:30 p.m. in the Village Hall**

Present: Cllrs Frost, Mason (substitute for Cllr Brown), Turner and Whiting (Chairman).

1. **Apologies** for absence – Cllr Brown is convalescing.
2. **Minutes** of the last Planning Committee meeting, held on Monday 28<sup>th</sup> October 2013, were read and approved.
3. **Declarations of interest:** none.
4. The Planning Committee considered the following planning applications:

- a) 13/2443/FUL **Southview Rhode Lane** Erection of single storey rear extension following demolition of conservatory

It was resolved unanimously to respond as follows: “The Parish Council does not object to this application.

(No proposer or seconder was recorded).

- b) 13/2445/FUL **Squirrels Whalley Lane** Alterations to existing roof to include new flat roofed section and balconies to rear (to serve first floor accommodation) and 2 no. dormers to front roof slope, 2 storey extension to front and single storey extension to rear with new decking platforms.

It was resolved unanimously to respond as follows: “The Parish Council objects to this application.

The inhabitants of the three adjacent properties Doone, Lower Doone and Alston Cottage have all objected to this proposal. The principal feature is a high level balcony looking out over the latter two properties from an elevated position. If this balcony had been at the lower level, it would not be so intrusive.

The planning committee has taken account of the Uplyme Parish Design Statement (as approved by EDDC) which states on page DS-6:

#### **House extensions, including garages.**

The main factors in addition to those given elsewhere in these guidelines are:

- Proposal should be in keeping with the size, character and materials of the existing house and not overdone.
- Should fit into the general streetscape respecting the character of nearby buildings and the spaces between.
- Window proportions should match the original building.
- Two-storey rear extensions tend to overlook neighbouring properties and, if so, are not encouraged

In addition, it is proposed to clad the building in Cedar (not mentioned in the schedule of materials, but only on drawings).

The Uplyme design statement, page DS-2, states development should be finished

externally to blend with the existing predominantly harmonious colours of the parish.

The tree report states that no trees will be removed, but lateral branches removed from G1. This tree appears to be within the curtilage of Alston Cottage (see Hellis Tree Plan) and the removal of branches appears more intended to improve the view from Squirrels than is necessary for construction. It also notes that the RPA of other trees may be affected by construction. This should not be allowed.

The planning committee has visited the properties and considers this application to be in total contravention of the Parish Plan and Parish Design Statement; in particular, the overlooking of neighbouring properties. If the main balcony were to be at the lower level, this would still give the intended view across the AONB countryside, but not into the adjoining properties. The current design is not appropriate to this location, and the external finish of Cedar does not blend with the colours of the parish.”

(no proposer or seconder was recorded).

Signed:..... (Chairman)

Date: .....