

MINUTES

Minutes of Extraordinary Meeting of Woodham Walter Parish Council.
Held at 8.00pm in Woodham Walter Women's Club, Top Road, Woodham Walter.

Monday 22nd February 2016

Present:

Cllr. Peter Warren
Cllr. James Bunn
Cllr. James Rushton
Cllr. Joanna Symons
Cllr. John Tompkins

Others: Jacky Bannerman (Parish Clerk)

Public: 0

1737. Welcome Cllr. Warren welcomed those present to the meeting.

1738. Apologies for Absence were received from Councillor Mark Durham.

1739. Disclosure of Interests/Consideration of Dispensations To disclose the existence and nature of any Disclosable Pecuniary Interests, other Pecuniary Interests or Non-Pecuniary Interests relating to items of business on the agenda having regard to paragraphs 6-10 inclusive of the Code of Conduct for Members. (Members are reminded they are also required to disclose any such interests as soon as they become aware should the need arise throughout the meeting).

There were no interests to declared and the register was duly signed.

1740. Public Forum There were no members of the public present.

1741. Planning - APPLICATIONS

1741.1 FUL/MAL/16/00088 Guys Farm Lodge, Manor Road

Demolition of bungalow and construction of a 4 bedroom house.

Discussion concluded that whilst councillors accept that the site is good and they support the principle of replacing the existing property, they object to the proposal on the grounds of siting, massing and materials. The front elevation has no relief features to reduce the impact of the size other than the small open porch. The high ridgeline exacerbates the dominance of the front elevation. The building massing is therefore a major concern particularly when viewed from the road. As a point of information, whilst not thought to be a planning issue, the Parish Council believe there is a restrictive covenant at the property regarding not substantially increasing the footprint of the building. The location at the front of the site is considered to be too close to the road, it was felt that some of the overbearing impact could be reduced by setting the building further back in the site.

There is some discrepancy between the D&A statement and the plans with regards to external finishes. The adjacent properties are all period in style and use traditional materials and Councillors would prefer natural materials to be used and not fibre cement cladding or PVCu windows/doors especially in this location so as not to detract from the Grade II Listed Guys Farm Complex opposite the site. There is concern at the treatment of the drive. Highways will not wish to see loose shingle (specified) within 6m of the carriageway. The forward visibility on accessing the highway from the parking area is of concern with the adjacent hedges.

Councillors noted that the application is therefore contrary to the Woodham Walter emerging VDS, and to policies D1 and D3 of the MDC LDP.

1741.2 FUL/MAL/16/00051 2-3 Hop Gardens, Hop Gardens Lane

Variation of Condition 2 of approved application HOUSE/MAL/12/00673 (Double garage and storage in the roof). Variation: Change of roof materials

It was noted that this application had been received and that it would be discussed at the Parish Council meeting on 14th March.

1742. Points of Information

1742.2 Cllr. Tompkins noted that the Village Design Statement will be distributed to councillors prior to the next meeting and that endorsing it will form an agenda item.

1743. Date of Next Parish Council Meetings:

Date of next Ordinary Parish Council Meeting Monday 14th March 2016 at 8pm in Women's Club.

Signed

Meeting ended at 8.45pm

Dated