

Present

Matthew Tugwell, Alex Dyke, Robin Dixon

8 members of the public

Matters discussed

1. Robin Dixon was appointed Chairman and requested to prepare minutes.
2. Apologies for absence - Frankie Kilby (Clerk).
3. Minutes of last planning committee meeting of 8 February 2018 were approved and signed.
4. Declaration of Interests - AD recorded that he was a former colleague of the owner of Joylin (a neighbouring property to the application in agenda item 6).
5. Meeting open to members of the public (combined with item 6).

Planning Application 18/02155/ful Widworthy Hayes New Road Terling; Two storey side and rear extensions. Construction of new double garage to front elevation, raising of roof line to accommodate a new first floor with shallow roof pitches

MT and RD had undertaken (prior to Christmas) a site inspection of the application property and also the neighbouring houses, Joy-lin and Jayden.

Copies of the adopted BDC policies for extensions and new build were circulated to the meeting (3.34 and 3.32).

The applicant Stephen Adds was invited to present the submitted scheme to BDC; he circulated a recently prepared Architects 3D image of the submitted scheme. He acknowledged there had been some earlier confusion on 3D images circulated at the last T&FPC meeting in December 2018.

SA described the present condition of the property, its structural faults, poor internal arrangements and services. It was no longer suitable as configured for family life. The gestation of the design over the last year had involved 4 Architects schemes and the present scheme delivery is the family-preferred option.

SA acknowledged this was a fresh approach with the New Road street scene but was keen to stress that ridge height, front projection and neighbour privacy had been reflected in this design.

SA acknowledged it was virtually a rebuild and as such a replacement rather than an extension.

SA advised there had been no pre-application discussions or engagement with BDC officers prior to the application formal submission. He had been provided with copies of BDC adopted policies after the formal submission.

RD had undertaken a measured survey of the drawings as detailed on BDC web site but cautioned the resulting areas may have attracted a slight scaling error, but for indicative purposes only the gross internal floor areas appear to be:

Present house 1830 sq ft Garage 340 sq ft Total 2170 sq ft

Proposed house 3250 sq ft Garage 820 sq ft Total 4070 sq ft

The house appeared was 177% larger, the Garage 245% larger and the combined area was 185% larger.

SA would seek clarification of those precise areas from the architect. SA acknowledged no figures had been provided in the application document. It also appears no site area quantification had been included in the application documents.

The Committee noted that BDC policy 3.32 for replacement dwellings in the countryside gave as a guideline no more than 70cu m of additional space, limited to the footprint of the original building. This suggests a floor area of perhaps closer to 30 sq m (320 sq ft) which indicates additional space per floor of 160 sq ft

The application site was not in the Terling Conservation Area and so not subject to those design mandates. The Village Design Statement had been consulted for perimeter treatments.

RD then invited members of the public to comment and SA gave his responses. In no particular order these were:

Ridge height; this is the same but different slopes adopted in the design to permit sensible room heights at first floor.

The garage whilst enlarged did not project beyond the lines of the entrance porches to Joylin and Jaylin.

The windows at ground floor level were to have obscured glass on elevations that neighbour Joy-lin and Jayden.

Acknowledged the proposal did enclose the street scene between the neighbouring properties.

The question of design, taste and vernacular on New Road was raised; it was acknowledged that there were a confection of styles, including chalet bungalows, but no theme.

Size massing and relevance to both New Road and the Terling settlement for such a large house was raised.

Members of the public who had already raised objections were invited to speak.

The owners of Joy-lin were concerned about loss of light to their rear summer house/conservatory. The application appears to extend backwards for its full height for a distance of c 2.8m southwards. This will affect the sun light being available for a period from approx. 1pm until sunset year round. This is a significant loss of amenity. The applicant was encouraged to address this potential loss of amenity, perhaps in a refreshed design solution.

Members of the public requested what was the process now and the responsibilities of both the members of the public as well as Parish Council as statutory consultee. This was explained.

A member of the public advised BDC had now extended the period for public consultation to 25 January 2019. The process for consultations was explained to members of the public as well as their right to individually make a speech for 3 mins direct to any BDC planning meeting where the application was under consideration. BDC Officers do have delegated powers to refuse an application on policy grounds without referral to their planning committee.

RD explained the possibility of a “free go” for planning applications and would provide details to the applicant.

EEC highways had raised no objection to the application as all cars are to be parked within the application site.

Conclusion

The T&FPC planning committee would now prepare its formal response to BDC and this will become a public document from 22 January, the date of the next T&FPC meeting to which all members of the public are invited. They will have the opportunity to speak at that meeting.

The planning committee would be considering BDC adopted policies in its deliberations.

7. Open space Action Plan

This was deferred with a request the Clerk includes on the agenda for next full T&FPC meeting.

8. Information/Next agenda

Nothing further to report, other than the next parish meeting is 22 January (not 26th as stated in agenda).

Meeting closed at 9 15 pm