

HALSTEAD PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON THURSDAY 13 FEBRUARY 2014 in THE PAVILION, STATION ROAD, HALSTEAD AT 18.00

PRESENT: Cllr. Terry Brooker – Chairman of the Planning Committee
Cllr. Jeff Baldwin
Cllr. Sheila Bent
Cllr. Chris Ford
Cllr. Karen Grosvenor

IN ATTENDANCE: The Clerk.
The meeting convened at 18.10

1 APOLOGIES.
All members were present

2 DECLARATIONS OF INTEREST
Nil

3 PLANNING APPLICATIONS FOR CONSIDERATION

3.1

SE/14/00046/FUL

BARN WEST OF WIDHURST FARM, SHOREHAM LANE, HALSTEAD TN14 7BY

Change of use of historical agricultural barn into residential dwelling with alterations to fenestration

The Parish Council STRONGLY OPPOSES this planning application.

GB3A 1) states that: *'the proposed new use will not have a materially greater impact than the present use on the openness of the Green Belt'*.

The NPPF states that: *the re-use of buildings within the Green Belt is appropriate development provided that it has no greater impact on the openness of the Green Belt and is of permanent and substantial construction.*

GB3A 2) *concurs with the previous NPPF statement but also highlights that the buildings: are capable of conversion without major or complete re-construction.*

GB3A 3) states that: *the form bulk and general design of the buildings are in keeping with surroundings and respect local building styles and materials.*

The historic barn, reported to be in existence since the 18th century, will be turned into a two storey dwelling with the introduction of a mezzanine floor which will require a steel structure to support this.

The barn has no foundations and the floor which is to be broken up and replaced is on soil.

The barn has no insulation being an historic ancient building and openings in the existing building will also have to be created to provide windows and doors.

The Parish Council believes that if this planning application is permitted, there will be very little remaining of the original historical barn when the reconstruction has been completed.

3.2

SE/14/00175/HOUSE

2 NORWOOD HOUSE, CHURCH ROAD, HALSTEAD TN14 7NB

Erection of a garage with Hayloft to the rear

The Parish Council OBJECTS to this planning application.

The Parish Council believes that this planning application has no resemblance to that stated under the development description.

Please note, this property is IN the Halstead Conservation Area not adjoining as is stated by the applicant.

The LDCX approved under permitted rights in October 2013 was for a garage or a store not both.

The drawings clearly show a double garage and a store.

The 'hayloft' is not shown at all but an artist's studio/study is indicated which is on the second floor over the garage and store with internal staircase and balustrading.

The application clearly states hayloft, this indicates agricultural use.

The velux windows overlook the neighbouring properties in Church Road and also Spinney Cottage to the rear, the owners of which have just had a planning application refused one of the reasons being that the introduction of windows in that property would have overlooked those in Church Road.

The height of the proposed development will be dominant on the neighbouring properties in the terrace of cottages.

The Parish Council believes this is inappropriate development in the conservation area.

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INFORMATION

Nil

The meeting closed at 19.45