

HALSTEAD PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 23 JULY 2013 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

IN ATTENDANCE: The Clerk.
The meeting convened at 18.06

1 APOLOGIES.

Apologies were received and accepted from, Cllr. Karen Grosvenor who had a previous commitment.

2 DECLARATIONS OF INTEREST

Nil

3 PLANNING APPLICATION FOR CONSIDERATION

Cllr. Ford advised that he had been contacted by Mr & Mrs Evans who live in Silverdale, the property next to Ivy Cottage. The following planning application was discussed. The response was **RESOLVED** unanimously by the members.

3.1

SE/13/01964/FUL
IVY COTTAGE, STONEHOUSE ROAD, HALSTEAD, TN14 7HN
Demolition of existing garage to facilitate a rear and side extensions, installation of two roof lights to side extension and solar panel, in addition to the refurbishment of Ivy Cottage to create a four bedroom property with integral garage and subdivision of the plot to create a new four bedroom property with integral garage with installation of solar panel and roof light.
The Parish Council STRONGLY OPPOSES this planning application.
The Parish Council believes that this proposal does not comply with the criteria laid down in: <ul style="list-style-type: none">a. EN1 1) <i>'The form of any proposed development, including any buildings or extensions should be compatible in terms of scale, height, density and site coverage with other buildings in the locality. The design should be in harmony with adjoining buildings and incorporate materials and landscaping of a high standard'</i>.b. The Parish Council is mindful that this development site backs on to the Green Belt where the two properties will have a dominant presence due to their size and bulk.c. EN1 3) states that the proposed development including any changes should not have: <i>'an adverse impact on the privacy and amenities of a locality by reason of form, scale, height, outlook, noise or light intrusion or activity levels including vehicular or pedestrian movements'</i>. The neighbouring properties La Casa and particularly Silverdale will be greatly affected by this development due to lose of light, noise and an increase in activity levels, plus the over bearing height of the buildings.d. The Parish Council believes that the vehicular movements will increase considerably with the proposed doubling in size of Ivy Cottage and the building of another property with four bedrooms this could provide another six vehicles.e. Appendix 4 Residential Extensions Saved Policies states under general principles (3) <i>'In general two storey extensions should have pitched roofs to match the existing dwelling'</i>.f. The Parish Council believes that this development might classify as 'Back Garden development' which councillors understand is frowned upon by the Government

The street scene as depicted on the plans is totally misleading. The trees indicated as being in front of the properties were all removed prior to the submission of the planning application.

24/13-14