

SHOTESHAM PARISH COUNCIL to be approved at next meeting
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Minutes of the meeting of Shotesham Parish Council held at the Trinity Hall at 6.15pm on Monday 29th of February 2016

In attendance were ...,

H Jackson, J Nott, M Dyke, H Walker S Dinsdale, J Guy. K Dyke and local councillor F Ellis.
Also in attendance parishioner ... F Wallis,

1. Apologies

Apologies received from M Riches and CC A Thomas.

2. The minutes of the 4th of February were agreed and signed.

3. Planning Applications

Brick Kiln House2016/0225

The application was approved.

- An appropriate replacement for existing conservatory.
- No impact on the street scene.

Falgate Farm.....2016/0325

The application was approved

- An appropriate replacement for existing garages.
- Positive improvement of the street scene.
- Structure in line with existing buildings

Uppgate Green Farm.....2015/2648

The application was approved

- Discrete development with little or no impact on the street scene.

Meadow View.....2016/2896

The application was again rejected.

At an **earlier** meeting the following comments were made.....

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Meadow View 2015/2896.

After careful consideration the application wasrefused

The following points were made.....

- *The site has permission for a residential caravan. Thus the proposal is not a 'like for like' replacement. It is wholly sited off the caravan footprint. It would require the removal of the established hedge and make it even more intrusive in the landscape than the caravan.*

- *The footprint of the proposal significantly exceeds the area of the footprint of the caravan.*
- *The site has been enlarged to include a portion of the neighbouring field which is currently in 'agricultural' use.*
- *No application has been made for 'change of use' of this extra land.*
- *The proposed 'bungalow' is using this land as part of its footprint.*
- *The bungalow would not be of a style in keeping with the 'community' of converted agricultural buildings.*
- *The 'Design and Access Statement' says 'The scale is of a small dwelling suitable for two people.' What is proposed is a three bedroom bungalow.*
- *The whole site is very visible from across the 'valley' and the increased elevation/roof colour/windows and brickwork of the building would be intrusive in this precious landscape.*
- *If approved the use of materials e.g. colour of the bricks, roof pantiles and feather-boarding rather than weatherboarding need careful monitoring.*

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The meeting compared the new proposal it found...

- Positive changes to cladding and roof tiles.
- BUT
- No change to the size of the replacement of the caravan.
 - No application for change of the size of the curtilage of the site by the inclusion of a part of the neighbouring field
 - No independent/separate request for planning permission to use the same field for the 'footprint' of the proposed bungalow.
 - Concern that this change in practice by the Planning Department, which has been required of other properties, will set a precedent to the detriment of the village.
 - If permission is granted that the bungalow be sited on the footprint of the mobile home thus making the minimum possible impact on the site and the local 'scene'. This will also reduce the impact into the much valued local landscape.
 - The prospective owners wish to live on site, a short term need, should not take precedence over the accepted/understood planning rules of using a properties existing footprint.

URGENT BUSINESS

The arrival of the papers for the area planning meeting of Wednesday 2nd of March did not allow for their inclusion in the agenda.

Nevertheless the meeting mandated the Chairman to attend the proposed meeting and to speak in support of the Parish Council's view re Meadow View and Highfields.

The meeting closed.