

SHOTESHAM PARISH COUNCIL to be approved at next meeting Becmead, Shotesham St Mary, NR15 1UJ. Contact 01508550358.. email shoteshampc@btinternet.com

Minutes of the meeting of Shotesham Parish Council held at the Trinity Hall at 7.30pm on Thursday 7th of January 2016

In attendance were ...,
H Jackson, M Dyke, S Dinsdale, J Guy and K Dyke

1. Apologies
Apologies received and accepted from J Nott, H Walker and M Riches.
2. The minutes of the 3rd of January were agreed and signed.
3. Planning Determinations. To be considered in two parts...

Part (i). 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.

4. Urgent Matters

The Chairman asked that members consider what might be thought of as '**Village Assets**'.
To be discussed in more detail at the next meeting.

5. Electronic Planning applications

The council accepted the change but felt very strongly that when the application is drawn to the attention of the council by email [to the Clerk] a pdf of all the supporting data is included.

This would allow the information to be quickly and more importantly 'accurately' shared with councillors

6. Part 2 of the Planning application determinations

At this point in the meeting Mr Dinsdale was given a few minutes [as is the practice of the council] to present his rationale for the application.

After questions had been asked Mr Dinsdale withdrew fully from the meeting and went home.

(ii). Maltyard 2015/2809

After very careful consideration the application wasrefused

The following points were made.....

- Members were mindful that Maltyard is a listed building.
- The Porch. The proposed use of a glass wall and roof to the side porch would significantly change the current nature of the 'yard'. The current blank wall and surrounding outbuildings together have created a yard which fits in well with the nature of the old 'maltyard'.
- Concern was expressed that this proposal could be a precedent for a future, similar extension to the other 2 dwellings.
- The extension would also make the space/turning area/parking for the potential cars that could be linked to the 2 independent dwellings more restricted.
- The 'rear' extension and its bi-fold doors are not in keeping with the present facade.

Consideration was also given to

- A previous planning application which allowed the creation of two independent dwellings within the current building for which an extension is now being requested.
- Any additional space that is now found to be needed could be created by making use of this accommodation which is yet to be developed.

The meeting closed.

The next meeting is a 'full' meeting due on the 4th of February at 7.30pm at the Trinity.