

**Minutes of Meeting of Roade Parish Council Planning Committee  
held on Tuesday 26<sup>th</sup> August 2008 at 7.30 p.m.  
at the Village Hall**

**Present:** Mrs Susan Mallock (Chair)

Dave Bennett                      Bill Dredge  
John Gwilt                              Sharon Lowther

**Clerk:** John Marshall

**Apologies:** Rev Malcolm Beech, Glenn Dudman, Rick Thake, Stephen Miller

**1. Declarations of Interest**

There were none.

**2. Public session**

The public session was opened at 7.35 pm; 4 members of the public present.

Pear Tree House, 27/29 Hartwell Road; Applications S/2008/1106/LB & S/2008/1107/LB

Mr John Capel, 19 Hartwell Road spoke both for and against the application. He was in favour of the proposals to modify and improve the houses but against the proposal to erect the 2 storey double garage with office accommodation above. His concerns were;

- access; he is one of 4 parties who have permitted access to the drive between 23 and 25 Hartwell Road (which would provide access to the garage) and the drive is only 8'6" wide. Access onto the busy Hartwell Road is close to a blind bend and without vision splays
- whether what was proposed was truly a garage / office; the design has the proportions of a dwelling and is to full housing specification
- if approved in its current form, whether that would give rise to further development

Mr Adrian O'Grady, 23 Hartwell Road echoed these comments and added two further concern, namely that

- the proposed structure was bigger than his existing house and would take light from his garden
- the proposed office activity would potentially give rise to additional traffic using the drive, over which he also has access to reach his garage, thereby posing a risk to his young family

Carol Mold, 19 Manor Close questioned whether South Northants Council had followed proper procedure in respect of publishing details of the Planning Application. Cllr Mallock explained the current arrangements and gave assurance that the necessary public Notices etc were displayed. *Cllr Dredge* asked whether those members of the public who had expressed concern would be satisfied if the proposed garage / office were to be reduced to a single storey, double garage without kitchen and bathroom. Mr Capel and Mr O'Grady indicated that they would. *Cllr Mallock* closed the Public Session at 8.15pm.

**3. Planning Applications**

a) 28 Dovecote Road; S/2008/1014/P

There were no observations or comments. Application supported.

b) Pear Tree House, 27/29 Hartwell Road; S/2008/1106/LB & S/2008/1107/LB

During the discussion on this Application, the following points were made;

- the Committee were concerned about the limited public consultation that SNC appear to have mounted. Letters have been sent just to 4 adjoining properties (25, 31, 31a and 31b Hartwell Road); neither of the members of the public who attended the public session had received a consultation letter from SNC despite the proximity to the proposed development
- the absence from the drawings of 2 additional garages served by the access drive was noted. As this could give a false impression of the amount of vehicular movements over the drive, this will be drawn to SNC's attention and a proper and accurate set of drawing requested
- there were concerns over the proposed garage / office development, both because of the possibility of later conversion to a dwelling and because of the possibility of commercial business (rather than home) use
- the concerns would be allayed were the proposal for the garage / office to be reduced to a single storey garage, without kitchen and bathroom
- the Committee was unanimously in favour of the proposed changes to the houses

The consensus view was that because of these concerns, the Committee oppose the Application and development in its current form.

#### **4. Planning Appeal**

Plainwoods Farm, S/2007/0759/P, S/2008/0189/EN

*Cllr Mallock* explained the background to the current appeal. The Application for the drive had been refused by the Planning Authority (PA) because it provided access to units that were being used without the appropriate planning permission (PP) having been granted, was outside the curtilage of the main site and would utilise agricultural land ie a change of use. She added that PP for the industrial units had now been granted and that the PA had no objections to the applicant's use of the existing driveway to provide access to the units. The main points issue in the ensuing discussion was whether the Council should support the application because of the employment benefits that it brought or oppose the application because of the applicant's breach of planning legislation. Following a vote, there were three in favour of supporting the applicant's appeal, one against (ie in support of the PA's refusal) and one in favour of taking no position or action. The Clerk to write to SNC as the PA to inform them of this position.

#### **5. Planning Update**

The Leys Development S/2008/0403/PO

*Cllr Mallock* had nothing to report other than that the Environment Agency have now submitted their response to the PA.

#### **6. Roade Masterplan**

*Cllr Mallock* reported that the Masterplan Group were currently reviewing their remit by looking at the breadth of the study.

The Meeting closed at 8.50pm.

