

**0 Minutes of Meeting of Roade Parish Council Planning Committee
held on Thursday 18th September 2008 at 7.30 p.m.
at the Village Hall**

Present: Mrs Susan Mallock (Chair)

Dave Bennett Stephen Miller
John Gwilt Sharon Lowther

Clerk: John Marshall

Apologies: Bill Dredge, Myra Inglis, Glenn Dudman

1. Declarations of Interest

There were none.

2. Public session

The public session was opened at 7.32 pm; 1 member of the public present.

Mr Kevin Parfitt, the Applicant in respect of Pear Tree House, 27/29 Hartwell Road; Applications S/2008/1106/LB & S/2008/1107/LB apologised for the fact that he had not attended the previous meeting of the Planning Committee, when the PA was discussed. He queried whether proper notice of the Meeting and the business to be transacted (including his PA) had been given. *Cllr Mallock*, by reference to a copy of the Agenda for the Meeting of 26th August confirmed that all was in order; Mr Parfitt accepted these assurances. He expressed concern over the objections to his proposed development. *Cllr Mallock* advised Mr Parfitt that he would perhaps become enlightened when Agenda item 6(d) was reached. *Cllr Mallock* closed the Public Session at 7.36pm

3. Acceptance of apologies for Absence

These were accepted.

4. Approval of Minutes of 26 August 2008

Cllr Gwilt proposed and *Cllr Bennett* seconded that the Minutes be approved.
All in favour.

5. Applications

a) 12 Hartwell Road; S/2008/11187/P

Cllr Lowther was unclear what the development entailed and *Cllr Miller* queried how we could be sure that there was no commercial usage of the workshop, either now or in the future. *Cllr Gwilt* pointed out that a site visit by SNC Planning Officer had taken place and that it would have been beneficial for the Parish Council to have been advised of that. *Cllr Mallock* proposed and *Cllr Gwilt* seconded that our response to SNC be that we have no objections but that we wished to see a condition added, preventing commercial use of the workshop. All in favour.

6. Update

a) WalkerPack
Nothing to report

b) The Leys; S/2008/0403/PO
Cllr Mallock reported that this matter is believed to go before Development Control on 09 October

c) Pear Tree House, 27/29 Hartwell Road; S/2008/1106/LB & S/2008/1107/LB
We have received no response from SNC to our holding letter of 04 September. The current date for determination of the PA is uncertain and *Cllr Gwilt* felt that we should still insist on accurate plans. He advised that the access drive was not in the ownership of the applicant. To facilitate further discussion of the PA, *Cllr Mallock* re-opened the Public Session at 7.50pm. This enabled Mr Parfitt to update the Committee on his belief that the date for determination would now be 26 October. After considerable discussion, it was resolved that we should write again to SNC, asking for;

- a response to our earlier letter and an update on how the matter currently stands
- an assurance from SNC that they are fully aware of the existence of all the parties and garages that share the access drive
- an assurance that they are aware of the ownership of the access drive and the rights of access over it, including that of the applicant
- the timetable and relevant dates for determination of the application

We will also make it clear that we feel unable to make a final comment in respect of the 3 normal options – support, object, no objections with comments – until we obtain a response, by e-mail if necessary to our questions.

d) 16A London Road; S/2008/0990/PO
Cllr Mallock reported that this Application has been refused due to lack of consideration within the PA to the effects on a preserved tree. We had made no observations about the tree in our response (which was ‘no objections with comments’) and *Cllr Bennett* expressed his reservations with the way that PAs were currently being dealt with by the Parish Council. He felt that had there been a site visit, the existence of the preserved tree would have been picked up. *Cllr Mallock* indicated that how we dealt with PAs, including publicising to neighbours and others potentially affected was an issue that was currently under active consideration and that she took note of *Cllr Bennett’s* comments.

e) Plainwoods Farm Appeal, S/2007/0759/P, S/2008/0189/EN
Cllr Mallock had nothing to report. There had been no response to our letter of 04 September.

There being no other business *Cllr Mallock* closed the Meeting at 8.30pm.