

**Minutes of Meeting of Roade Parish Council Planning Committee
held on Thursday 2nd October 2008 at 7.30 p.m.
at the Village Hall**

Present: Glenn Dudman (Vice Chair)

Dave Bennett Bill Dredge
John Gwilt Sharon Lowther

Clerk: John Marshall

Apologies: Malcolm Beech, June McLear, Myra Inglis, Susan Mallock

1. Declarations of Interest

There were none.

2. Public session

The public session was opened at 7.32 pm; 2 members of the public present.

Mr David Nicholson, Church End raised concerns about the construction of a new house, currently under way in Church End (S/2007/0357/P). He felt that the property was not being built in accordance with the design that had been approved and drew particular attention to an external wall, constructed yesterday that was not in the position indicated on the plans. The matters had been drawn to the attention of SNC Planning who, he felt were allowing these variations. Mr Kevin Parfitt, the developer was also present and he volunteered that on he was aware of the problem with respect to the wall, that Mr Terry Armstrong SNC Planning Enforcement Officer had visited site that day and that a further meeting with the SNC Planning Case Officer Maria Philpott had been arranged for Tuesday 7th October. *Cllr Dudman* advised Mr Nicholson to ensure that his concerns were put in writing to SNC Planning and *Cllr Gwilt* indicated that the wall, as now built might well render impossible the turning of a vehicle within the site, an issue that the planned location of the wall was expressly designed to allow. Concerns were also expressed over pedestrian safety, particularly for children with the wall in its current location. *Cllr Dredge* suggested that if possible, the Clerk should attend the 7th October meeting to represent the Parish Council.

Cllr Dudman closed the public session at 7.45pm

3. Acceptance of apologies for Absence

These were accepted.

4. Approval of Minutes of 18 September 2008

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

5. Applications

a) 74 Northampton Road; S/2008/1291/P

There were no comments or observation. The Application was unanimously supported.

6. Update

a) WalkerPack

Cllr Dudman advised that part of the site perimeter fencing had been reported as being down earlier in the day; there were concerns that the removal was deliberate, maybe paving the way for unauthorised occupation of the site. The Clerk had arranged for emergency replacement utilising Allseasons labour and had advised Bidwells, on behalf of Taylor Wimpey of the problem and the need to consider a more permanent barrier.

b) The Leys; S/2008/0403/PO

Cllr Dudman 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

There has been an exchange of e-mail correspondence between the Clerk and SNC at high level over planning issues in general and this Application in particular. Whilst there is still no response to the points raised in our letters of 4th and 19th September, an amended plan showing the missing garage has now been received. Following discussion, it was decided to now submit our formal response in the form of a reaffirmation of the comments made in our earlier letters together with a suggested clause prohibiting business or commercial use of the premises, including the new construction and site / grounds either now or in the future.

d) Plainwoods Farm Appeal, S/2007/0759/P, S/2008/0189/EN

Cllr Dudman had nothing to report.

7. Roade Parish Council Committee Structure

A discussion document prepared by *Cllr Mallock* was distributed. *Cllr Bennett* felt that there were insufficient Cllrs present for the matter to be discussed and proposed that the item be held over to the next full Meeting of the Parish Council. There was no seconder for this proposal. *Cllr Gwilt* proposed that all Councillors, not just those present be provided with a copy of the document and that comments are then made to *Cllr Mallock* to enable a second draft to be prepared (if necessary) for discussion at the next full Meeting. *Cllr Dredge* seconded the proposal; 4 in favour with 1 abstention.

There being no other business *Cllr Dudman* closed the Meeting at 8.00pm.