

BADGERS MOUNT PARISH COUNCIL

Minutes of the Planning Committee meeting held on **Thursday 15th July at 7.30pm** in Badgers Mount Memorial Hall.

Present: Cllr Grint, Cllr Plumb, Cllr Dunlop, Cllr McCartney, Cllr Lake.

In attendance: Zoe Brookman (Clerk) and 2 Parishioners.

1. APOLOGIES

None

2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

None.

3. PLANNING APPLICATIONS

a. **21/01886/FUL ROSEMOUNT, BADGERS ROAD, BADGERS MOUNT, TN14 7AT.**

Demolition of existing dwelling; erection of 2no. dwellings with associated works (additional information)

OBJECT:

Badgers Mount Parish Council is not opposed to the principle providing that the new dwellings are never modified to add additional bedrooms.

We therefore request that permitted development rights are removed if permission should be granted. The site is at a critical point in Badgers Road.

The D&A statement describes Badgers Road as "lightly trafficked" (para 6.20) but it is the primary access for over 80 houses. Delivery lorries will obstruct this access, and site operatives vehicles are likely to cause problems as has happened with other developments.

The site is within the AONB, and we request that a condition is added if permission should be granted that no trees should be removed without permission being obtained.

The drawings depicting Hengist to the north are incorrect and very misleading. The D&A statement (para 3.4) says that the pre-application advice included that "sections should be provided to illustrate proximity to neighbours." Hengist is a bungalow and it can be seen from Badgers Road that its roof line is about the same height as the existing roofline of Rosemount whereas the drawings suggest that Hengist is a 2 storey house some 4 metres higher. The drawings should be amended to show the correct relationship with both Hengist and Yewhurst House.

The north dwelling is positioned close to the boundary and would therefore feature a large blank wall directly in front of the main windows of Hengist, adversely affecting the occupants and significantly affecting the light they receive.

b. **21/01994/HOUSE PARISH FIELD, BADGERS ROAD, BADGERS MOUNT, TN14 7AY**

Demolition of existing detached garage and erection of replacement outbuilding to include store, 1-bed annexe to be used as ancillary accommodation in connection with the main dwelling house and a covered swimming pool.

OBJECT;

The site is in the AONB and Green Belt. The 50% increase in size was used when the present house was built. If permission were to be granted, we would request that a condition is imposed that at no time in the future shall the proposed building be converted into a separate dwelling, and it remains in perpetuity ancillary to the main dwelling.

The pool area seems very large and is about 50% larger than the annexe and could be converted into a separate dwelling if the use of the pool were discontinued.

It is noted that the D&A statement para 4.1 states that three trees will need to be removed but the drawings show 6. This needs to be clarified and corrected.

c. 21/02008/DETAIL SELWORTHY, BADGERS ROAD, BADGERS MOUNT, TN14 7AY.

Details pursuant to condition 4 (construction transport management plan) of 21/00974/FUL.

No further comments.

4. APPEAL APP/G2245/X/21/3275516 (SDC REF 20/02389/LDCEX) LAND NORTH OF HUNTERS RETREAT, SHOREHAM LANE, HALSTEAD, TN1 7BY.

To consider if any further representation should be made.

No further comments.

5. APPROVE ACCOUNTS FOR PAYMENT

The payments listed below were approved for payment. Proposed Cllr McCartney.
Seconded Cllr Dunlop.

Accounts for payment – July 15th 2021 – Badgers Mount Parish Council

Receipts – £528.00 (transfer from NP a/c)

Main Parish Account

Cheque Number or EP	Amount (£) Gross inc VAT	Payee	Description
Cheque 183	230.60	Zoe Brookman	Temp clerk July pay
EP	351.24	KALC	Subscription
Cheque 184	120.00	Lionel Robbins	Internal Audit fee

NP Account

Receipts – None

6. CLERK

It was noted that Zoe Brookman's position as temporary clerk will be ending at the end of July.

The policy of the clerks return to work is going to be reviewed. Proposed Cllr McCartney.
Seconded Cllr Lake.

4. Dates of next meetings

Planning meeting (if required): 5th August

Planning meeting (if required): 19th August

Council meeting: Thursday 2nd September

Planning meeting and Neighbourhood Plan Meeting (if required): Thursday 16th September 2021

Meeting ended: 21.08

Signed.....Chairman

Date.....