

Amendment Sheet

4 05/2005/011

Amended plan received which widens the road to 4.1 m and reduces the service strip to 500 mm in order to meet County Highway Authority requirements. County Highway Authority considers this acceptable, suggests amendments to parking arrangement, although the number of parking spaces are acceptable.

The agent advises that the position of the parking spaces to No. 18 have been discussed and agreed with that occupier. Security grilles could be added to the skittle alley windows with the agreement of the owner. Lighting will be agreed with the County Highway Authority.

ENVIRONMENTAL HEALTH OFFICER no objection subject to condition on identifying whether sound restriction measures are to be incorporated within the scheme.

OBJECTION FROM CLLR MORRELL design out of keeping with the properties in the area; existing parking and highway issues at Northfields, which will be amplified by this development, during and after construction; incorrect details in report.

OBJECTION FROM CLLR GARNER concurs with Parish Council views that this is overdevelopment and shares the safety concerns with regard to narrowness of the access; concerns on safety especially as the adjoining residents have special needs requirements; considers that as the land is currently inaccessible, there may be other uses such as a park accessed by footpath; alternative uses should be considered as a local amenity from a housing perspective, there will always be pressure for more housing; not in favour of diminishing good sites through overdevelopment; given the consideration of peoples live, objection raised.

The leaseholders of the Royal Crown concerned about proximity of new houses to skittle alley; can the property be maintained behind the fence; security to the windows to the skittle alley which will be exposed after the site is opened up; will there be adequate lighting to deter crime; will there by any action open to the new residents resulting from actions in the existing skittle alley?

ADDITIONAL LETTER OF OBJECTION from previous objector on revised plans raising strong objections.

Additional condition re skittle alley.

Additional note re skittle alley.

6 10/2005/004

PARISH COUNCIL consider proposals go against policy guidance and that it must object in principle.

The guidance suggests that:- (a) occupants of converted barns should be prepared to accept an unconventional style of living adapted to the barn rather than vice versa (Policy 3.5 page 3); (b) extensions detrimentally affect the form of the barn and thus harm its intrinsic character (Policy 4.3 page 4); (c) every effort should be made to retain the original simplicity of the barns scale and form; (d) full use should be made of large openings such as cart doors (Policy 5.3 page 7);.

The application contains a photo of the barn before development and details of the conversion approved both which show simplicity on their lines, the later making good use of the large opening. The new proposals contravenes all extracts (a) (b) (c) and (d) above and the Council feels every effort should be made to resist these alterations.

Additional condition re sample panel of stonework.

9 20/2005/005

AGRICULTURAL DEVELOPMENT OFFICER I am glad to support in principle the application by Mr T Heayns of Four Winds Nurseries to erect a number of log cabins to let as holiday accommodation, on Mr Heayns' property at Kingston St Mary. The provision of holiday accommodation clearly supports the objectives of our tourism policy within the Deane. Also, in my view the availability of good quality accommodation such as Scandinavian-style log cabins can only improve the visitors reception of facilities in this region.

1 FURTHER LETTER OF OBJECTION has been received raising similar objections to those already received.

10 32/2005/002

Withdrawn

11 38/2005/038

As amended by plans received on 13th April, 2005 and 20th April, 2005.

COUNTY HIGHWAY AUTHORITY raise concerns over A3 use of Unit 3 and request allocation of parking bays on the site car park to allay these concerns.

Additional conditions re parking spaces 13-17 inclusive shall be retained for use by any A3 use in Unit 3; S278 agreement for highway works; access; existing access stopped up; parking as plan; parking and turning; cycle parking; eaves windows; doors not to overhang highway.

3 Additional Notes re highways.

Amendment to refusal recommendation:- date to be changed from 28th April, 2005 to 4th May, 2005.

12 38/2005/052

As amended by plans received on 19th April, 2005.

Amended plans reduce the parking spaces to 8 to allow an acceptable turning area to be provided and confirm the access is less than 1:10 gradient and the drive adjoining the parking spaces will be widened to provide 6 m in width.

1 FURTHER LETTER OF OBJECTION has been received raising the following issues:- last year 13 units were refused so the plans are the same; no practical turning area; the footprint of the building is larger; only a conditional contract has been agreed to sell the land to the applicant to provide the parking area; a small section of land shown on the plans is outside of the control of the applicant; the footprint of the building is larger than the existing with an additional element adjacent to the Housing 21 houses to the north of the site; the refusal was for a scheme of 13 flats.

Additional condition re parking to be provided prior to commence of works on site.

Amended recommendation:- ... raising new issues by 5th May, 2005 the Development Control Manager ... (as printed)

13 38/2005/055

Amendment to wording of Condition 05 to include obscure glazing of 2 windows on south-east elevation.

14 38/2005/075

3 LETTERS OF OBJECTION received on the amended plans stating that earlier objections still stand.

15 38/2005/086

Withdrawn

16 38/2005/094

COUNTY HIGHWAY AUTHORITY on inspecting the site and reviewing the details, it is clear that there is already an existing access or parking area provided and the proposals would not substantially increase traffic flows above the previous usage. However you should make sure 2 parking spaces are available for each dwelling. Recommends conditions covering provision of parking and need to keep access/parking unobstructed.

2 FURTHER LETTERS OF OBJECTION have been received raising issues of density of development, shared access, parking and inadequate sewer.

Correction - word in objection letters summary asterisked should read "maintain".

Amendment to condition 05 to cover the County Highway Authority's recommendations.

Copies to:

CHAIR/NTN/TB/JM/CDW/AG/DA/JH/KM/JLH/IC/TAB/CJW/HM/H&L/RWF/

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