



## PLANNING COMMITTEE

- MEETING** : Tuesday, 5th March 2019
- PRESENT** : Cllrs. Taylor (Chair), Lewis (Vice-Chair), D. Brown, J. Brown, Dee, Finnegan, Hanman, Lugg, Morgan, Toleman and Walford

**Officers in Attendance**

Paul Skelton, Technical Planning Manager

Nick Jonathan, Solicitor, One Legal

Tony Wisdom, Democratic Services and Elections Officer

- APOLOGIES** : Cllrs. Derbyshire and Hansdot

**84. DECLARATIONS OF INTEREST**

No declarations were made on this occasion.

**85. MINUTES**

The minutes of the meeting held on 5<sup>th</sup> March 2019 were confirmed and signed by the Chair as a correct record.

**86. LATE MATERIAL**

There was no late material.

**87. 2, BIRDWOOD CLOSE - 18/01344/FUL**

The Technical Planning Manager presented the report which detailed an application for a small ground floor extension and first floor extension over part of garage and new area to ground floor at 2 Birdwood Close.

**Allan Byron, Applicant, and Glen Church, Home Plan Drafting Services, addressed the Committee in support of the application.**

Mr Church stated that no supporting documentation had been submitted with the previous application. Alternatives to meet the needs of the applicant's growing family had been considered. He considered that there were precedents in the area

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and the new application included a Design Access Statement and additional information. He noted that there would be no shading of the neighbouring property after 11.00am and any loss of amenity to that dwelling would only affect non-habitable rooms.

Mr Byron stated that the house had been his family home for 22 years and he and his wife had raised two children. He stated that the application was to meet the needs of his family, not for financial gain and the house would remain as a three bedroomed detached dwelling. He noted that his twelve year old son's current bedroom was 6' x 6'. He stated that the application had full, unanimous support from all neighbours.

In answer to Members' questions, the Technical Planning Manager noted that the location plan was on a north-south axis and there was full information on sunlight in the Design Access Statement. He confirmed that the information had been checked and he noted that No.1 was lower than No. 2 but it was not a marked difference.

He stated that it was for the Committee to determine if the mitigation overcame the objections to the previous application but Officers did not consider that it did due to the close proximity and overbearing nature of the proposal.

A Member noted that no windows were proposed for the first floor extension elevation facing No.1 and was advised that a new application would be required for a window as there were no permitted development rights above the ground floor.

The Chair stated that, having seen the sunlight plans, he had no concerns regarding light given that only non-habitable rooms of No.1 would be affected and on balance he considered any overshadowing to be negligible.

The Vice-Chair disagreed and believed that the proposals would affect the amenity of any future occupants of the neighbouring property.

The Chair moved and Councillor Morgan seconded that planning permission be granted subject to standard conditions regarding commencement date, plan numbers and materials.

**RESOLVED that planning permission be granted subject to standard conditions regarding commencement date, plan numbers and materials.**

**88. LAND SOUTH OF GRANGE ROAD - 18/00511/REM**

This application had been withdrawn from the agenda.

**89. DELEGATED DECISIONS**

Consideration was given to a schedule of applications determined under delegated powers during the month of January 2019.

**RESOLVED that the schedule be noted.**

**90. DATE OF NEXT MEETING**

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Tuesday, 2<sup>nd</sup> April 2019 at 6.00pm.

**Time of commencement: 6.00 pm**  
**Time of conclusion: 6.35 pm**

**Chair**