**Minutes of the virtual Planning Committee meeting held on 21st December 2020**

**at 7:00pm via Zoom**

Present: Cllr Lisa Sanders (Chairman)

Cllr Mike Hawes Cllr Ivor French

Cllr Emma Lawrence Cllr Sonya Exton

Officer in attendance: Jo Peters, Clerk to the Council

There were 3 members of the public present

**1. To receive apologies for absence**

Apologies were accepted from Cllr Brian Nobbs.

**2. To receive Councillors Declarations of Interest**

There were none.

**3. Public Forum**

A member of the public raised concerns regarding the proposed development at Pettistree. He stated he lived at Wickham Place and was against any connectivity to the new proposed development site as he pays a service charge to a management company and if there is any damage to Wickham Place site as a result of the proposed new development residents using the site Wickham Place residents would end up paying for this. Cllr Sanders stated this was a very valid and fair point and the Planning Committee would still be raising Strong Objections to this planning application despite the new information received.

A member of the public raised concerns regarding the work that had recently taken place at Wickham Market Cemetery including the digging out of a channel to the left of the entrance due to flooding in the gardens at properties within Rouges Lane. Cllr French provided details regarding the works carried out at the Cemetery and confirmed the blocked ditch had now been cleared. The member of the public raised concerns regarding damage caused by a digger to the plaque and roots of the oak tree planted by Wickham Market WI in 1998 to celebrate their 50th anniversary as a result of this work. The Chairman stated this matter would be investigated and monitored.

A member of the public stated he felt this ditch was not blocked but in fact the gradient runs from Wickham Place back into the ditch and in all the years he had lived at Wickham Place he had not seen water coming from the ditch as the water runs in the opposite direction as the gradient goes the other way.

Cllr Westover stated she agreed with Pettistree Parish Council’s comments in respect of this application. She raised concerns regarding the lack of scope for screening planting for the site. She also raised concerns regarding collective drainage and the correct buffer zone for the proposed play area not being included. Cllr Westover also raised concerns regarding the fact there would be no linkages between the existing and new development site, and she felt this would result in lack of connectivity. Cllr Sanders stated the information provided by the developer was not adequate.

A member of the public provided information regarding the service charge paid to the management company by Wickham Place residents. A further member of the public asked the Planning Committee if they were in favour of connectivity to Wickham Place. Cllr Sanders stated she was not in favour of connectivity to the site as this would not benefit anyone. Cllr Hawes stated if the new development is granted the residents would need to get into the village somehow and he would prefer connectivity via the existing site instead of residents walking along a main road. Cllr Exton stated she was in favour of connectivity to the existing site as connectivity between streets benefits the village. A member of the public raised concerns regarding children from other parts of the village disrespecting the area at Wickham Place. Cllr Lawrence stated she was also in favour of connectivity to the existing site.

A member of the public stated this proposed development was in the wrong place and should not be granted by ESC. The Chairman agreed and stated it would bring a divided community. Cllr Exton stated the Neighbourhood Plan Committee were not in favour of ESC putting this site within their Local Plan.

Cllr Westover confirmed this site had been included within the settlement boundary for Wickham Market and asked the members of the public if they owned the freehold for the open spaces in respect of the Wickham Place development. The member of the public confirmed the residents did own these spaces and the management company appointed maintained them.

The Chairman thanked the members of the public for their comments and stated she was Strongly Against this development. Cllr Exton felt that the matter of Wickham Place residents owning the open spaces needed to be highlighted.

Cllr French asked if the roads within Wickham Place were adopted. A member of the public stated as far as they were aware these roads were not adopted. Cllr French

asked as to why these were not adopted. The member of the public stated the residents had tried to get these roads adopted but were not successful.

The Chairman closed the Open Public Session and ***opened the meeting***

**4. To consider the following Planning Applications:-**

**Planning Ref: DC/20/4498/FUL**

Address:10 Church Terrace, Wickham Market

Proposal: Conversion of existing garage to annexe accommodation First floor: Addition of three roof lights to north facing roof. Removal of north facing access door. Addition of one window to west facing wall. Addition of stud wall to divide proposed bedroom from proposed bathroom. Installation of bathroom. Ground floor: Removal of existing garage doors. Addition of three windows to south facing wall. Addition of brick plinth to match existing plinth. Addition of one window to east facing wall. Addition of two windows to west facing wall. Addition of stud wall to divide proposed living room / bedroom / staircase. Addition of a staircase to access first floor.

Cllr Hawes stated he could not see any reason as to why the Planning Committee should object to this application and advised he could not see this proposal would increase traffic within this area.

Cllr Exton stated she objected to this application due to it being within the Conservation Area and lack of information on sewerage and other matters.

Cllr French stated as long as its in keeping with the rest of the terrace he could not see a reason to object to it but would suggest that a covenant is put on to ensure it cannot be sold as 2 properties in the future.

Following discussion, it was **RESOLVED** the Planning Committee would respond to this application, as follows:-

The Planning Committee have **No Objections** to this application but would recommend that a covenant should be placed on this property so going forward if sold it cannot be sold as 2 properties. It was also suggested that comments relating to limitation on lighting pollution and the fact the Parish Council would not support an application for this property to be used as an Airbnb should be included within the response.

The Chairman reported she was aware this planning application had been considered at a recent Neighbourhood Plan Committee meeting and stated that going forward no other Committee should be discussing, addressing or making recommendations in respect of any planning applications at their meetings. Cllr Exton stated she felt the Neighbourhood Plan Committee and the Planning Committee should work together. The Chairman stated the Neighbourhood Plan had not been adopted and was still in draft and until this has been adopted planning decisions would not be based on this. She also stated going forward if any Neighbourhood Plan Committee members wished to discuss planning applications they were welcome to attend Planning Committee meetings which is the correct meeting for these to be considered and discussed.

**Planning Ref: DC/20/3264/FUL**

Address: Land Between High Street and Chapel Lane, Pettistree

Proposal: A phased development comprising Hybrid Planning Application: (i) Full Planning Application - Residential development of 129 dwellings (including affordable housing) together with public open space, roads, accesses, parking, garages, drainage and associated infrastructure; (ii) Outline Planning Application - 7 No. serviced Self Build Plots with associated access and infrastructure.

To consider further plans received.

It was **RESOLVED** the Planning Committee would continue to still **Strongly Object** to this development and would highlight there were public concerns raised regarding connectivity to the existing Wickham Place development. The Chairman also recommended that Wickham Place residents should be writing to ESC directly in order so their concerns in respect of this development can be highlighted. **Action – Chairman to liaise with residents at Wickham Place.**

**5. To consider any other applications received at the discretion of the Chairman**

Planning Ref: DC/20/5001/LBC (Listed Building Consent)

Address: Gelham Hall, Gelham Hall Road, Wickham Market

Proposal: 1) Strip out current lino from concrete floor in utility, kitchen and pantry and replace with limestone tiles.

2) Fill in sunken garden and provide for a patio area from kitchen door.

3) Replace 2 x bathrooms with new, however, traditional bathroom suites. Configuration to stay the same. Tile floors and walls, all in keeping with age and character of the property.

4) Install new door from utility to w/c, blocking the original entrance from dining room.

5) Install new door from living room to hallway/ stairs matching that of the dining room.

6) Replace skirting throughout

7) Replace carpet throughout

8) Make good walls in 2 x bedrooms where plaster has blown

9) Plaster brickwork in main hallway and

10) Remove tarmac driveway and replace with shingle

Cllr Lawrence stated her only concern was that the applicants preserve the brick arch. Following discussion, it was agreed the Planning Committee had No Objections to this application but would recommend if work is carried out to the brick arch this should be reversable as this is a feature of interest within the property.

There being no further discussion the Chairman closed the meeting at 8.10pm

Signed:…………………………………, Chairman Dated:…………………………