

**Minutes of the Planning Committee Meeting of North Curry Parish Council
held in the Village Hall on Wednesday 31st January 2018 at 7.30p.m.**

Present: Mr A Turner (Chairman), Mrs C D Stodgell, Mr G Cable, Mrs C Vaughan, Mrs J Leader, Mr B Jeanes, Ms C Smith, Mrs M Burt and Mr I Fugett.

Members of the Public: Mr M Baker & Mr Harris.

1. **APOLOGIES** – None.

2. **TO APPROVE THE MINUTES OF THE PLANNING MEETING HELD ON 29th NOVEMBER 2017** – Mrs Vaughan proposed the minutes were a true record of the meeting, Mrs Stodgell seconded the proposal, which was passed.

3. **DECLARATIONS OF INTEREST** – None.

4. **MATTERS ARISING – Corr. P1071 S. Salter (Enforcement) re. Plot 30, Overlands** – It was noted that the fence at plot 30 Loscombe Meadow and the gate in the open space were now in the correct position.

Corr. P 1072 A. Dunford (Enforcement) re. 12 Town Close – It was noted that TDBC were due to visit after Christmas, Clerk to chase result.

Corr. P1073 S. Salter re. Knapp Lane Farm – It was noted that there had been a breach of Planning, a planning application to seek to regularise the work was awaited.

Corr. P1074 S. Salter re. Hillview, Higher Knapp – It was noted that there had been no breach of Planning as the removal of the shed had not been made a planning condition.

Corr. P1075 S. Salter re. Little Thatch, Lillesdon – There had been a breach of planning re. the installation of the fence, for which a planning application was awaited, but not re. the caravan which was considered to be permitted development. Clerk to clarify whether a mobile home can be sited on any property with permitted development rights.

5. **APPLICATIONS FOR COMMENT BY NORTH CURRY PARISH COUNCIL**

24/18/0001 – Erection of first floor extension to the side, front porch, conversion of garage to habitable accommodation and erection of double garage in the front garden of Jarveys Cottage, 16 Stoke Road, North Curry – Corr. P1069 J. Venton re. Jarveys Cottage referred, this stated that the windows would be timber, not uPVC, the external paint colour would be soft yellow/ magnolia, a minor error re. an internal door on the plan and that it had been agreed that the ground level of the garage could be reduced and that additional planting along the front boundary was proposed. The Chairman explained the application, photos of the garden were shown. Mr Harris confirmed that considerable planting in and around the garden to screen the garage and bring the garden back to life was proposed and that the garage ground level would be 2' lower than on the plan. Mr Baker expressed concern about noise nuisance from the converted garage and suggested sound proofing be installed, Mr Harris suggested it would be less noise than a garage/workshop. It was noted that the garden of Jarveys Cottage (now known as Manor Cottage) was significantly higher than the neighbouring garden. Concern was expressed about the impact of the garage on the surrounding area, particularly in relation to the style of roof and proximity to the road. After discussion Mr Turner proposed that the Parish Council object to the granting of permission with the following comment: The Parish Council are fully supportive of the work to the cottage and very pleased to see it being improved, however they have major concerns regarding the proposed erection of a double garage in the front garden which is in North Curry Conservation Area, notably with the proposed size, design and location so close to the road. Mrs Vaughan seconded the proposal, which was passed.

24/17/0004/T – Notification to fell one Cherry tree, one Magnolia, one Laburnum, one Conifer (unidentified) and one group of self-seeded Sycamores, and to carry out

management works to one Larch, two Hollies, several Lilacs, one Spindle and one Laburnum tree within North Curry Conservation Area at Ingleton, The Fosse, North Curry
 – The Chairman explained the application with the aid of photos and the reasons for the work. After discussion Mrs Stodgell proposed the Parish Council support the application, Mrs Leader seconded the proposal, which was passed.

6. PERMISSIONS / REFUSALS RECEIVED -

24/17/0034 – Change of use of land from agriculture to equestrian with erection of barn for housing of sheep and horses and formation of a track on land at Greenway, North Curry – Granted – It was noted that the permission related to two barns.

24/17/0048 – Installation of an air conditioning condenser unit at The Post Office, 4 Queen Square, North Curry – Granted – Noted.

24/17/0053 – Outline planning application for the erection of 1 No. single storey dwelling at Paynes Farm, Moor lane, North Curry – Granted – Noted.

24/17/0055 - Variation of Condition No. 07 (material specification of the access and driveway) of application 24/10/0040 at Bow Hay, Langport Road, Wrantage – Granted – Noted.

24/17/0057/T – Notification to fell one Cypress tree and one Poplar tree within North Curry Conservation Area at The Old Rectory, Moor Lane, North Curry – Granted – Noted.

24/17/0058 – Erection of extension to the side with internal alterations and alterations to window and door openings at The Playing Fields Pavilion, Greenway, North Curry – Granted – Noted.

24/17/0059/T – Notification to carry out management work to one Mulberry tree within North Curry Conservation Area at The Old Vicarage, Church Lane, North Curry – Granted – Noted. **Corr. P1070 D. Galley, re. appn. 24/18/0002/T** was covered, it being confirmed that minor tree work applications were not passed to the Parish Council for comment.

7. PLANNING CORRESPONDENCE – Corr. P1069 – P1075 covered above.

Corr. P1076 A. Meehan re. Knapp Lane development footpath – Noted.

Corr. P1077 TDBC Scrutiny Committee notification and report to Committee – The report was summarised.

Corr. P1078 a&b J25 consultation notification – Noted.

8. MATTERS FOR DISCUSSION – Mrs Leader was pleased to note the hedges being cut back. Mrs Vaughan expressed concern at the removal of top soil from the Knapp lane site but it was noted that this was usual practice on building sites. There was brief discussion of the drainage works, Mr Fugett reported that he had been told that the gulleys at The Fosse were not going to work so had been filled up again. There was also comment re. the failure to replace the pipes in the Shambles with larger pipes due the presence of utilities.

There being no further business the meeting closed at 8.30 p.m.