

**Minutes of the Planning Committee Meeting of North Curry Parish Council
held in the Village Hall on Wednesday 27th March at 7.30 p.m.**

Present: Mr Turner (Chairman), Mr B Jeanes, Mrs C D Stodgell, Mr G Cable, Mrs J Leader

Members of the Public: Mr T. J. Spurway, Mr J. Roxburgh and Mrs J. Roxburgh

1. **APOLOGIES** – Mrs C Vaughan, Ms C Smith.
2. **TO APPROVE THE MINUTES OF THE PLANNING MEETING HELD ON 28th FEBRUARY 2019** – Mr Jeanes proposed the minutes were a true record of the meeting; Mrs Stodgell seconded the proposal, which was carried.
3. **DECLARATIONS OF INTEREST** – Mrs M Burt declared an interest in item 5, application 24/19/0010/CQ
4. **MATTERS ARISING** – It was confirmed the decision regarding the dog rescue centre at Knapp, application 24/18/0049, would be made by TDBC in April. Mr Jeanes visited Town Farm regarding the concerns about the wall by the bus stop, the occupants were aware of the condition of the wall and are monitoring it; the Chairman thanked Mr Jeanes.
5. **APPLICATIONS FOR COMMENT BY NORTH CURRY PARISH COUNCIL**
24/19/0005 - Erection of 12 cat pens for boarding with parking for two vehicles at Orchard End, Rock Hill, North Curry. The Chairman, having visited the property with Ms Smith explained the application and plans. After discussion, he proposed the Parish council support the application, with the following comments added: that the size is not increased from the original plans, the usage is not changed to dog kennels, and with the understanding that the business cannot be sold separately and is linked to the property, as confirmed by the applicants. Mr Jeanes also wanted to add to the comments that there should be further planting along the northern (bottom) hedge. Mr Jeanes seconded the proposal, which was carried.

24/19/0010/CQ- Prior approval for proposed change of use from agricultural building to dwelling house (Use Class C3) and associated building operations at the barn adjacent to Garnsey Farm, Lower Knapp, North Curry. The Chairman explained the plans and how the Parish Council has previously supported the applications made. Mr Spurway described the reasons why the last two applications had been refused, and explained that this application included details to challenge those previous decisions. After brief discussion, the Chairman proposed we support the application, as we had previously done, ensuring the following comments are submitted in response. *‘As with the previous applications, 24/15/0033 and 24/17/0007, the Parish Council supports the plans as it feels this small, redundant agricultural building is more than suitable to be converted into a dwelling. This conversion will also allow the applicant whose family have worked this for three generations to retire, and his family move in the farmhouse and carry on the farming tradition’* Mrs Stodgell seconded this, which was carried.

24/19/0011 - Erection of extension to garage with changes to configuration, formation of shared access and parking spaces with erection of 1.85m high close boarded fence at The Warren, Stoke Road, North Curry. Corr. 01 The Chairman explained the application and

recent email from the applicants, after discussion the decision was the same as had been previously submitted. The Chairman proposed we object to the application in its present form, but added, the Planning Committee would be minded to support the plans when the applicant revises his application to use The Brewery as one dwelling, instead of an office and a dwelling, as per application 24/17/0037/33, also adding that whilst the applicants have informed the Parish Council that they intend the Brewery to be only one dwelling, we need this to be part of a formal planning application in order to support it Mrs Leader seconded this, which was carried.

24/19/0012/LB - Various external alterations at The Warren, Stoke Road, North Curry. – noted.

6. PERMISSIONS / REFUSALS RECEIVED -

24/18/0046 – Erection of a detached domestic workshop/store to the side of 2 Windmill Hill, North Curry – conditional approval - noted

24/19/0003 – Erection of a two-storey extension to the side of 15 Portmans, North Curry – conditional approval - noted

7. PLANNING CORRESPONDENCE

Corr 01 – discussed with application 24/19/0011

Corr 02 – Mr Mullins and Ms White wrote to the Parish Council following the recent receipt of the conservation area leaflet. They described their potential plans to replace the current fence, and requested a visit by the Parish Council so they can offer their opinion before submitting a formal application. Mr Turner and Mrs Burt will visit the property, but advised the applicants they cannot make a decision.

Corr 03 – Mrs Mears wrote to the Parish Council regarding application 24/18/0036, The Warren and the concerns that planning conditions to re-plant hedging had not been upheld and requested that the Parish Council give assurance that the trees and shrubs remaining are retained. The Chairman explained that the Clerk had replied advising that any potential breaches of planning need to be reported to the Planning Enforcement Officer in TDBC, and offered to forward the correspondence for Mrs Mears, who agreed.

Corr 04 – Mr Ormes to TDBC regarding the unfinished footpath thus breaching planning conditions. - noted

Corr 05 – TPO on Oak tree at Stoneyhead, Wrantage. - noted

8. MATTERS FOR DISCUSSION

Mrs Leader raised the increased activity at the Old Rectory and queried if we had received any planning papers relating to any works being undertaken. It was confirmed no application had been submitted and after a brief discussion, it was thought the works were repairs to the existing buildings.

There being no further business the meeting closed at 8.37pm.