

BOUGHTON PARISH COUNCIL

Minutes of the Planning Meeting held on Wednesday 17th December 2014 at 7.00 p.m. in Boughton Village Hall, Butchers Lane, Boughton

Present: Councillors: J Clarke (Chairman), K Greatorex (Vice-Chairman), A Dale, R Greener, S Potter

In Attendance: Mrs J Bunting – Parish Clerk

Other Attendees: None

14/1302 Apologies for Absence

Apologies were received from Cllrs: Mrs G Kingston, J Parker, Mrs J Shephard, R Wilson and Mr J Knivett, Landlord of The Whyte Melville.

14/1303 Members Declaration of Interest (on Agenda Items Only)

Councillor	Agenda Item	Nature of Interest
Cllr R Greener	Planning Application DA/2014/1021 Guyse House, Humfrey Lane, Boughton	Site Agent

14/1304 Public Open Forum Session

There were no questions from members of the public.

14/1305 Planning

a) New Planning Applications

- i. DA/2014/1002 Poachers Gap, Vyse Road, Boughton NN2 8RR
Alterations and single storey extension to side to replace conservatory. New detached carport and workshop.

Councillors had no objection to the alterations to the house but strongly objected to the proposals for the new detached garage and workshop on the following grounds:-

- a) The proposal would be in front of the existing building line.
- b) The height and scale of the building would be detrimental and change the whole aspect of the current street scene.
- c) Councillors objected to the location of the building in the front garden. Cllr Greatorex suggested that the existing garage should be retained in its current location and incorporated into the new development and this was agreed.
- d) The proposal was contrary to the building guidelines set out in Boughton Village Design statement as follows:-
 - i. New buildings should be set out to the building lines that already exist.

- ii. Large areas of hard surfacing in front of houses should be discouraged. Newly built garages should not obscure house fronts. New garages should relate to the houses to which they belong and be in sympathy with the surrounding property in terms of size, design materials and construction.
- ii. DA/2014/1021 Guyse House, Humfrey Lane, Boughton NN2 8RQ
Remove Tree with a Conservation Area
Councillors resolved to be guided by the advice of the Landscape Officer at DDC.
- iii. DA/2014/1036 The Whyte Melville, Church Street, Boughton NN2 8SG
External works to rear garden to include new terrace, ballustrade, glazed canopy and external lighting
The application was deferred for discussion at the next full Council Meeting on the 12th January 2015 as the Planning Officer had agreed an extension of time for Councillors observations.
- iv. DA/2014/1042 Cherry Croft, Vyse Road, Boughton, NN2 8RR
Amendment to application DA/2014/0210 to amend garage and obscure glazed windows to the north elevation
Strong objection was voiced by Councillors to the amendment on the following grounds:-
- a) The current garage was higher than that agreed on the original plans.
 - b) The hip roof on the current garage was unattractive and out of keeping with the street scene particularly from the view from Howard Lane.
 - c) The adjacent neighbours had already raised their concern regarding the height of the building.

14/1306 Urgent Matters for Report Only (notified to the Chairman before the Meeting)

- a) The Chairman reported that the outline application for up to 41 dwellings on land off Welford Road DA/2014/0521 was due to be heard by the Planning Committee at DDC on Wednesday 7th January 2015. The Chairman agreed to attend that meeting.
- b) The Chairman confirmed that the meeting with Highways held on Friday 12th December 2014 had been most beneficial. Councillors agreed that Cllr Greener would request a copy of a recent traffic survey undertaken by the Police on Moulton Lane.
- c) The Chairman reported that the Planning Officer was going to site visit the property on land adjacent to The Lawns following concerns about the size of the garage and would report back to the Parish Council.
- d) It was agreed to send a letter to Boughton Primary School to congratulate them on their recent success in the School League Tables.
- e) The Chairman reported that the Trustees of Boughton Primary School had written to a developer in the village following his recent letter to residents.
- f) A letter had been received from the Chair of the Trustees thanking the Parish Council for their continued support.
- g) Following concerns raised by Cllr Dale the Clerk was requested to refer back to an application for a car port at a property in Howard Lane and report to the Parish Council at the meeting in January.

14/1307 Confirm Date of Next Meeting

The next Full Council Meeting of Boughton Parish Council will be held on Monday 12th January 2015 in Boughton Village Hall at 7.00 p.m.

There being no other business the meeting closed at 8.10 p.m.

Signed as a true record of the above meeting.

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Cllr J Clarke (Chairman)

Dated this 12th January 2015