

2021/05

GREAT COMBERTON PARISH COUNCIL

Minutes from the Planning meeting held on Monday 25th January 2021 at 7pm held via Zoom

1. **PRESENT** – Acting Chair K Barnes, Cllrs S Hamilton, S Inglis, A Lavell and G Hodgson, plus 2 parishioners
2. **APOLOGIES** – were received from Cllr H Peart
3. **DECLARATIONS OF INTEREST** – Cllr Collingwood had previously declared an interest in this application and did not attend the meeting.
4. **TO CONSIDER:**

Planning Application: 20/02800 – Pool House, Great Comberton – proposed single storey replacement ancillary accommodation - 2 parishioners in attendance gave their opinions on the proposals in the application. Lengthy discussion took place between council and the following points of concern were noted:

- The site is in the AONB and outside the development boundary.
- The removal of the trees at the site has revealed the previously hidden French Bus. The proposed new development will be 3 times as large as the 'Bus' and with a footprint almost as much as the main house, Orchard House. It was further agreed that the 'street scene' was spoilt by the removal of the trees.
- The application states that the ancillary accommodation is needed to support an elderly, dependant relative, however the design of the 'new build' does nothing to suggest that this is the case. Given the size and distance from the main dwelling it would seem more likely to become a completely separate dwelling at some time in the future.
- It was considered that any necessary requirements for a dependant could be accommodated by an extension to the existing dwelling.
- Question asked whether the proposal complies with SWDP policies 18 and 22
- We are not aware that the bus was ever the subject of any previous planning approval.

A proposal was put forward by Cllr Hamilton that the parish council object to this application, seconded Cllr Lavell, all in favour to object with comments to be made based on the points raised above.

It was agreed that the clerk draft comments to be circulated to Cllrs before submission to WDC – these to be circulated to Cllrs before submission.

The meeting closed at 18:55pm