

STEEP PARISH COUNCIL - PLANNING COMMITTEE

CHAIRMAN: Graeme Fairley

CLERK: Jenny Hollington

Minutes of the Planning Meeting held on Tuesday, 19th January 2016 at Steep Village Hall at 7.00 p.m.

Present: Cllrs. Jim MacDonald (in the Chair) Peter Cruttenden Simon Bridger
Terry Cook

In Attendance Jenny Hollington, Clerk

There were 3 members of the public present at the meeting.

16/01 **APOLOGIES:** Cllrs. Graeme Fairley and Nick Hurst

16/02 **MINUTES** – The Minutes of the Planning Meeting held on 21st December 2015 were approved and signed.

16/03 **DECLARATIONS OF INTEREST** – Cllr. Peter Cruttenden declared an interest, as a neighbour, in Planning Application SDNP/15/04790/FUL and left the room for the discussion of that item.

16/04 **PUBLIC COMMENT** – The Chairman confirmed that he would receive comments from the public on application SDNP/15/04790 once that item was reached on the Agenda. There was no other public comment.

16/05 **PLANNING** – To discuss current applications:

SDNP/15/06500/ FUL	Extension to garage block and formation of granny flat over, following previous approval SDNP/23813/006	Garden Hill, Ashford Lane, Steep GU32 1AD	No Objection
SDNP/15/06054/ HOUS	2-storey extension, new bay window and replacement porch following demolition of existing porch	Home Cottage, Elmwood Lane, Steep Marsh GU32 2BP	No Objection

Comments were received with respect to the third planning application on the Agenda - SDNP/15/04790/FUL – Replacement Dwelling (amended plans) – Fair Rising, Mill Lane, Steep GU32 2DJ.

- Mr. Tutton, of Robert Tutton Planning Consultants Ltd., acting on behalf of the owners of a neighbouring property, outlined concerns regarding the size of the replacement dwelling (Policy H16), excessive overshadowing of the neighbouring property (Policy CP27), and the height and proportion of glazing at the front of the property (SD9 Dark Skies). He did not consider that the addition of the wooden louvres would adequately address the issue of overlooking.
- The applicant said that he had met at the property with the EHDC Case Officer who had indicated that the main concern was the proposed balcony and potential overlooking of the neighbouring property - the balcony has therefore been removed from the amended plan. The applicant was confident that the addition of the louvres would resolve any issue of possible overlooking of the neighbour’s garden.

Cllr. Cruttenden left the room for the Parish Council’s discussion and decision.

The comments above were noted and it was pointed out that the Parish Council was being asked to consult on the amendments to the plans, not to look at the application afresh.

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Councillors were unsure about the percentage increase in floor area with the proposed extension, but agreed that this was a task that the Planning Officer would undertake as one of their routine checks.

Following discussion, it was agreed that the Parish Council had **No Objection** to the amended plan. However, in recognition of Policy SD9 (Dark Skies), it was noted that there is a large area of glass looking onto the countryside, and agreed that the Council should seek reassurance that there are measures in place to reduce light leakage from the property.

SDNP/15/04790/ FUL	Replacement dwelling (amended plans)	Fair Rising, Mill Lane, Steep GU32 2DJ.	No Objection but comments in respect of Policy SD9
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16/06 DATE OF NEXT MEETING – To be arranged.

The meeting closed at 7.32 p.m.