

**MINUTES OF THE EXTRAORDINARY PLANNING COMMITTEE MEETING
HELD AT THE KEENE HALL, GALLEYWOOD
ON MONDAY 4 AUGUST 2008 AT 7.00PM**

**This document is the Assistant Clerk's record of the Extraordinary
Planning Committee, formal acceptance will take place at the next
Planning Committee**

1. RECORD OF THOSE PRESENT

Cllr Roy Van Tromp (Chairman), Cllr June Baker, Cllr Robert Harman (Vice Chairman), Cllr John Turkentine and Cllr Bob Villa.

2. APOLOGIES AND REASONS FOR ABSENCE

Cllr Chris Dicks – family matter and Cllr Neville Paul – vacation.

3. DECLARATION OF INTEREST (EXISTENCE AND NATURE), WITH REGARD TO ITEMS ON THE AGENDA

None.

4. PUBLIC PARTICIPATION SESSION WITH RESPECT TO ITEMS ON THE AGENDA – 1 member of the public attended

The Chairman invited members of the public wishing to make representations on Agenda Item 5 to do so at that point.

5. 08/01248/FUL – Former 31 Well Lane, Galleywood, CM2 8QY – Revision to previous application 07/01746/FUL for 2 new dwellings – amend relationship between proposed building and no 29 Well Lane

The Chairman informed the Committee of the concern raised in the proposed application and the need for an Extraordinary Meeting to be held to address the issues promptly.

Planning Application 07/01746/FUL was discussed at the Planning Committee Meeting held on Thursday 13 September 2007 and the following submission comments were forwarded to CBC on Friday 14 September 2007.

“The Committee objected to this proposal on the following grounds”

- *The proposal contravenes the Village Design Statement (Page 10 – Comment 2 – Further infilling, particularly by replacement of existing dwellings on the old roads should respect the form and existing character, which includes the varied frontages and varying road widths, to maintain the unique aspect of the existing street scene.*
- *Concern over the proposed vehicular parking and movement impacting on the community and local residents.*
- *The inappropriate overdevelopment of the site.*

CBC Planning Department approved the planning application on 26 October 2007 subject to 18 conditions.

At the first floor level of build it was brought to GPC's attention by observations made by a parishioner that Condition 4 *“The height of new buildings, in relation to existing buildings on adjacent sites shall be as illustrated and dimensioned on the submitted plans”* would not be met.

Enforcement case 08/00700 was raised by CBC and the owners/builders were ordered to cease works on 25 June 2008 until compliance of conditions made were met,

Planning application 08/01248/FUL was submitted on 25 July 2008 in order to rectify condition 4.

The Committee noted that the revised plans indicated measurements on the front elevation. No 29 Well Lane and no 33 Well Lane appeared to be drawn to scale on the front elevation although no rear elevation comparison was shown. The height of the proposed roof at former 31 was drawn to a height of 18.6 metres above sea level, The height of No 29 17.1 metres and that of No 33 is 16.75 metres. It was noted that the measurements to No 35 Well Lane were not provided and it remained unclear as to whether the size and dimension of No 35 was to scale. The Committee also noted that the rear and side elevations drawn did not appear to have changed in height (particularly to the apexes above the first floor windows which did not reflect the front elevation illustration).

The Committee were shown photographs taken of the site in order to clearly understand the development to date.

The Committee unanimously agreed to object to the proposed application 08/01248/FUL on the following grounds:-

- Comments made on application 07/01746/FUL to be reiterated.
- VDS p 7 – Comment 2 *“Rooflines should respect the height and context of adjacent properties and not adversely impact on the street scene and appearance from a distance”*
- No 27 and No 29 Well Lane are both Listed buildings in a designated Character area of Galleywood and should remain protected against overbearing neighbouring development.
- It remains unclear as to the accuracy of the submitted plans. Of particular concern is the apparent non revision to the rear and side elevation design and the plot relationship between No 31 and No 33 which appears to have narrowed and No 29 which appears to have changed axes.
- The conditions stated in the granting of application 07/01746/FUL, in particular condition 4 remains pertinent given the listed building status of the neighbouring properties. The proposed height remains unacceptable and should be further lowered to conform with Condition 4 as stated.

The Committee agreed that as a Consultee to CBC Planning they could only give comment on the local knowledge that the members of the Committee had of the area. The submission of accurate architectural plans to CBC, subsequently received by the Planning Committee was noted as being taken on trust. The Committee agreed that regulation to the compliances and conditions of any approved plan within the parish was the responsibility of CBC officers.

*There being no further business to be transacted,
The Chairman closed the meeting at 7.36pm
Minutes taken by Mrs Nicola Caton, Assistant Clerk to Galleywood Parish
Council*

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(Signed, Chairman on 14 August 2008)