

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
OF BARTON-LE-CLAY PARISH COUNCIL HELD AT THE VILLAGE HALL
ON MONDAY 3rd JULY 2023 COMMENCING AT 7.35pm**

Present: Councillors A Fletcher (Chair), G Gardner (Vice-chair), W Rudd, J Paxton (ex-officio) and N Day (ex-officio)

Attending: Mrs C Callen (Clerk)

Minutes Taken by: Mrs C Callen

23/063 APOLOGIES FOR ABSENCE – Councillor S Laycock.

23/064 SPECIFIC DECLARATIONS OF INTEREST (*Cllrs may make declarations pertaining to the agenda at this point or at any point during the meeting*) – There were none.

23/065 MATTERS ARISING

The planning consultant previously used by the Parish Council, has advised that they are retiring. The Clerk has written on behalf of the Parish Council to thank them for their advice in the past and wish them well in the future.

23/066 APPROVAL OF THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 27th MARCH 2023

A copy of the minutes was provided to all members ahead of the meeting. Councillor Fletcher **PROPOSED** approval of the minutes of the Planning meeting held on 27th March, **SECONDED** by Councillor Day **with 4 in favour and 1 abstention**.

23/067 UPDATE ON PLANNING APPLICATIONS REFUSED/GRANTED

The list of planning application decisions was circulated to members prior to the meeting. A copy is provided within the minutes. This was acknowledged by members.

23/068 UPDATE ON ENFORCEMENT NOTICES – FOR INFORMATION ONLY

There were no updates.

23/069 TO CONSIDER NEW PLANNING APPLICATIONS:

CB/23/01932/FULL, 12 Dunstall Road: Garage conversion with replacement of garage door to window and single storey side extension

After consideration, Councillor Day **PROPOSED** the following comments be submitted, **SECONDED** by Councillor Rudd and **UNANIMOUSLY CARRIED:**

COMMENT – The Parish Council are unclear on the proposed use of the converted garage to study, as it would appear to have separate access. If this is to be used for operating a business, confirmation is sought as to whether a 'change of use' application is required. If the study area is to become an additional bedroom, then this will impact the parking allocation. The conversion of the garage will result in loss of access to the rear garden of the property, which was previously provided through the garage.

CB/23/01806/FULL, 11 Stuart Road: Proposed Ground Floor and First Floor rear extensions
- No Comments

CB/23/01659/FULL, 56 Manor Road: Two storey side extension x2, one and a half storey front extension and raising roof ridge

Following discussion, Councillor Fletcher **PROPOSED** the following comments be submitted, **SECONDED** by Councillor Rudd and **UNANIMOUSLY CARRIED:**

COMMENT – The Parish Council are concerned that the proposed 5-bed property will be a significant development of the site. They are also disappointed to see the loss of another bungalow/2-bed property within the Village, which goes against the feedback from the emerging Neighbourhood Plan and Housing Needs Survey highlighting the need to retain bungalow provision and affordable housing in the Village.

CB/23/02050/FULL, 5 Windsor Road: Replacement of main roof including raising of ridge and new dormer windows. Replacement of conservatory to create habitable room. Erection of a front porch. Creation of new dropped kerb.

Following discussion, Councillor Day **PROPOSED** the following comments be submitted, **SECONDED** by Councillor Rudd and **UNANIMOUSLY CARRIED**:

COMMENT – The Parish Council are concerned that the proposed application will see an over-development of the site. They are also disappointed to see the loss of another bungalow within the Village, which goes against the feedback from the emerging Neighbourhood Plan and Housing Needs Survey highlighting the need to retain bungalow provision in the Village.

23/070 UPDATE FROM THE NEIGHBOURHOOD PLAN STEERING GROUP MEETING HELD ON 20th JUNE 2023

Councillor Fletcher gave an update from the last meeting. The Draft Green Infrastructure Plan, Local Green Space proposal and Draft Design Guide have now been received and are being reviewed by members. The next meeting is planned for 26th July.

23/071 ANY OTHER BUSINESS OF AN URGENT NATURE OR FOR INCLUSION ON THE NEXT AGENDA

There was none.

Meeting closed at 7.58pm