

# HOLME-NEXT-THE-SEA PARISH COUNCIL

## Minutes of a Meeting of the Parish Council in the Village Hall, Kirkgate, on Tuesday 15th August 2017 at 7 pm

Present: Kevin Felgate (Chairman) Lynn Devereux (Vice Chairman) Gillian Morley  
Margaret Easton Robert Burton Martin Crown

In Attendance: Christina Jones (Locum Parish Clerk)

There were three member of the public present.

**1. Apologies for Absence and approval of reasons for absence.**

None had been received.

**2. Declarations of Interest.**

There were no Declarations of Interest.

**3. Public Participation.**

It was **RESOLVED** (unanimously) that the meeting be adjourned for up to 15 minutes for Public Participation.

Professor and Mrs. Irvine who own 10 Aslack Way made the following comments regarding the Planning Application relating to 16 Barnwell Cottages, Aslack Way:

- They had no issues with being overlooked but the proposed stairwell will overlook all the adjacent gardens.
- There is a right of way along the back of all the cottages with an exit in the middle onto Aslack Way and it is understood that from the two cottages nearest to number 16 it continues along the back to the end of the building. It is believed one owner from those two cottages walks the right of way every year in order to maintain it. Their information about the right of way is in their deeds at their other property in Cambridge but they will forward any relevant details to the Parish Council. They will also contact the owners of the two nearest properties to number 16 in case any further information is available.
- The pond has a huge slope down to it and it is not clear how the parking spaces can be accommodated. People in the cottages currently park on a grassed area to the south which would not have the capacity for a large number of cars.
- There is an outbuilding to the property, near the pond, which is not marked on any of the plans and would need to be demolished in connection with the Application. An alder marked on the previous Application has already gone.
- The Application refers to a roof terrace but there is not one marked on the plans. (Possibly this is a mistake carried over from the previous Application.)
- The drawings all have different scales and are difficult to interpret but there is a large window overlooking other properties and the staircase which has a pitched roof is traditional tiles on the front and zinc on the back.
- The site area is different on different plans.

Raising another matter, Mrs. Irvine said they are really pleased high speed broadband will be coming to Holme-next-the-Sea but they currently have great difficulty accessing the Internet and wondered if there was any possibility of WiFi being available to villagers at the Village Hall. Councillor Felgate said that this had already been raised and would be a discussion item on the Agenda for the September meeting.

Professor and Mrs. Irvine were thanked for attending and left the meeting.

**4. Planning Applications.**

**(a) Any Planning Applications received subsequent to this Agenda.**

The Clerk confirmed none had been received.

**(b) Planning Applications submitted.**

**17/01496/F** Existing Attic alterations and proposed extension to the side to provide for a ground plus two floors of additional accommodation together with a relocated parking area at 16 Barnwell Cottages, Aslack Way, Holme-next-the-Sea PE36 6LP.

Long discussion of the Application. Councillor Easton quoted planning information which stated that car parking must be provided on the plot with each space being 5m x 2.4m, any extension should be integrated, not affect neighbours or the street scene and be no more than half the original width. Also, that any extension on property in a Conservation Area needs to preserve and enhance the area. Councillor Crown stated that historically the field now being used for parking had been fenced and was a lawn for the first cottage. Originally each cottage had a yard at the back, a fence, the right of way footpath, another fence and then the cottage garden. Other Councillors raised concerns about materials, parking capacity, extension size, alterations to the pond area (known to have Great Crested Newts) and discrepancies of boundary lines on different plans.

It was **RESOLVED** (unanimously) that objections be submitted citing the following and stating that although there was no objection in principle any Permission must include a constraint on working hours (no evenings or weekends) and the parking plots must be established prior to building work commencing.

- (i) Materials. It is recognised an attempt had been made at conformity within the Conservation Area at the front but the materials at the back were foreign eg zinc on the roof and the glass staircase which is not compliant to the existing building.

- (ii) Car parking. Serious concerns and parking spaces on the plot are essential. Access is restricted and must be kept clear of parked cars.
- (iii) Overlooking. The stairwell and large window will overlook all the other properties.
- (iv) Size. The extension is more than half the original footage although the measurements are indistinct on the submitted plans.

Also to be mentioned:

- (1) Right of Way issue for other properties.
- (2) Pre-Application advice from Mr. Broughton but no indication on website as to what that advice stated.
- (3) Discrepancies in plans and boundary demarcation.

Councillor Devereux will draft a response and circulate for approval before submission.

The Clerk gave the following planning information:

**17/00602/F** The Poplars, 42 Main Road, Holme-next-the-Sea PE36 6LA - Erection of replacement dwelling with detached garage. **Application Refused.**

**17/01079/F** High Road Farm Bungalow, Thornham Road, Holme-next-the-Sea PE36 6LR - Single storey side and rear extension and detached garage. **Application Permitted.**

**8. Date of next Parish Council Meeting - Tuesday 5th September 2017 at 7 pm in the Village Hall Meeting Room.**

The meeting closed at 7.45 pm.

Signed.....*Kevin Felgate*.....Chairman Dated.....*05/09/2017*..... Page 487