

Minutes of the Extra Ordinary Meeting of Turville Parish Council on Friday 6th June 2014 at Turville School, Turville at 7.30 pm

Present: David Cairns- Chairman
Ray Jones- Vice Chairman
Margaret Drage
Barbara Phillips
Veronica Ramsay

In attendance: Deirdre Hansen- Clerk.

Also attended by Kate Ashbrook, Steve Blake, Chris Hall, Carolyn Wyndham and Guy Hughes.

203. Apologies: none

204.No disclosure of interest in items on the agenda was made.

205.Northend House:

- a. The Chairman gave an outline of what had been happening since planning application 13/07447/FUL for Northend House had been discussed by the PC and permitted by WDC. The PC had raised no objection to the planning application.

Once the structure of the new roof had been built, residents and members of the the PC expressed concerns that the roof was being raised by more than the 330mm set out in the planning application. The Chairman had been approached by concerned residents. As a result, the PC raised an Enforcement Investigation Request with WDC (14/00241/OP/MW). The WDC Development Management Officer (Compliance) had investigated and reported to the PC that the built is within the permitted height of 9m.

A second concern raised by residents was that the plans originally submitted to WDC for consideration misstated the height of the existing chimneys and therefore, may overstated the existing roof height before the development. While the applicants had submitted a non-material minor amendment planning application to WDC (14/06307/MINAMD), the PC had not seen the amendment, the PC had written to Penelope Tollit, WDC Head of Planning and Sustainability, expressing its concern that incorrect plans had been used to make a planning decision. The PC also pointed out apparent inconsistencies in WDC approach to roof heights in the parish, as shown by WDC's approach in other current, recent and historical planning applications. The PC had also expressed its concern about the process applied by WDC when determining planning applications.

The Chairman reported that had agreed to meet with Roger Metcalfe, our ward councillor, on 14 June, to discuss the issues. Other councillors were invited to attend the meeting.

The PC decided that it would write again to Penelope Tollit, copy to Roger Metcalfe, expressing concern about WDC's process in deciding planning applications and its concern about the plans used to make decisions on Northend House. It agreed that it would ask WDC to confirm the 'existing' roof height of Northend House before development. It would express its concern about confidence and consistency in WDC's planning process when dealing with similar issues in the Conservation Area and the surrounding area. The clerk agreed to circulate a draft letter to all members of the PC before submitting it to WDC.

206. Issues arising from 205.

- a. The meeting discussed if planning application should be dealt with differently. It was discussed if provisions should be added to PC responses to planning application. It was decided that each applications would be considered on its merits and qualifications added where considered to be in the best interest.
- b. Dealing with planning applications that do not contain exact measurements was briefly discussed; it was suggested to involve our Ward Councillor at appropriate times.

207. Planning application 14/06258/FUL Overdale, Northend Road, Northend was considered.

Householder application for demolition of southwest part of main dwelling house, shed and entrance porch and removal of tennis court, construction of two storey rear extension, new garden wall, detached garage and workshop, alterations to landscaping to create an entrance courtyard and associated external and internal alterations.

The PC noted that the applicant had been required submit revised plans to WDC showing that the eaves and the roof of the new build would be lower than those of the retained cottage. The PC had no objections to the amended application.

The meeting closed 8.30pm.

The Chairman.....

Date.....