

Greatham Parish Council Planning Committee.

Minutes of meeting held In the Village Hall on Friday, 20th August, 2010.

1. Open the meeting

The meeting was opened at 7.30pm by Chairman Alan Booton. Also present were Councillors A Bridgman, C Rudd, D Redman, D Jerrard and Mrs T Whelan (clerk).

2. Apologies for absence

None

3. Announcements

The Chairman pointed out the fire exits. He also said that there is an additional item for discussion – the Bakers Field adverse possession.

4. Declarations of interest

The Chairman reminded members of their responsibility to declare any personal or prejudicial interest.

Carole Rudd declared she had a personal interest re Item 3 as she is on the church PCC.

Dave Redman declared a personal and prejudicial interest re Items 3 and 5 as these were friends and a Prejudicial interest re item 5 as he lives next door..

5. Minutes of 12th January 2010 - matters arising

There were no matters arising.

6. Planning applications

1. 23298/022 27/7/10 Le Court plot 2 - 3 bay garage

Permission has already been granted for a house with bungalow A site visit has been made by Cllrs Bridgman and Rudd. The site is not clearly visible from the road. The Plot 2 buyer wishes to reduce the size and add a garage. Cllr Bridgman sees no harm in the amendment and therefore were no grounds to object. This was accepted with all in favour.

2. 21030/015 23/7/10 L'Abri - shelter.

Cllr Bridgman had looked at the shelter. This is for someone to sit and enjoy peace and quiet at the back of L'Abri. He saw no grounds to object. Accepted unanimously..

3. 37445/002 15/7/10 1, Todmore - garden creation.

Heard at the end of the meeting.

4. 23298/021 19/7/10 Colt Bungalow, Selborne Road.

There is an existing wooden bungalow at Le Court. Cllr Bridgman had not spoken to anyone but it is a bungalow plot and it is intended to demolish the exiting building and rebuild to the left of the existing site. This is slightly concealed by trees. It is a very large site and not visible from the road and he sees no reason for objection. He commented that it is a more efficient use of the site by concentrating the property slightly. It was unanimously agreed to accept.

5. 25495/002 19/7/10 Beeleigh, Petersfield Rd - detached garage.

Heard at the end of the meeting.

6. 35999/02 14/7/10 Manaccan, Longmoor Road – extension.

Mr Shea has put up a 6ft fence on their western boundary. The owner wishes to extend on the side as a playroom for the children and add a bathroom to replace the garage. Cllr Booton said he saw no grounds to object. It was unanimously agreed to accept

7. 50757 Acorn Cottage, Longmoor (granted)

Cllrs Bridgman and Rudd had no response but permission has already been granted for an extension at the back of the property.

8. 33041/002 23/7/10 2 Hares Close Cott. – wooden garage

There is existing permission for and extension and garage. They have decided they

would prefer a wooden garage instead of the brick one already approved. The footings have been laid and the applicant is cooperative. No objects have been received to this. It was agreed not to object.

9. 52190/001 3/6/10 5 Bakers Field (refused 28/7/10)

This is merely a reporting item therefore Cllr Rudd need not remove. Cllr Booton had spoken to the case officer. The second application was very close to the 1st application and he did not understand why the applicant did this especially as the party wall act would have come into play.

10. Additional item – Bakers Field posts

Cllr Bridgman identified the name of the person who had erected the posts, a Mr Evans. He visited Mr Evans who informed him that they had checked land registry which confirmed the land was unregistered and also EHDC who said they do not own it. Therefore they were taking adverse possession of that land as they wished to put an allotment there. Cllr Bridgman in investigating who owns this land. HCC Highways said that they keep the grass cut but will call back on 23 August about ownership. Cllr Bridgman will continue to find out who has a claim on the land.

Cllr Booton said that from his investigations, the land was owned by the Corytons and given to the village. One resident did apply to buy the land and was told it was owned by the Coryton Trusts. He had also spoken with Councillor Clarke who confirmed that no one is entitled to put up a fence before obtaining adverse possession. The District council said they would send an enforcement officer to get the posts removed. Cllr Jerrard suggested the clerk should write to Mr Evans to say that the land is in public ownership and is maintained by HCC and EHDC and please take the posts down before the next Council Meeting 6th September otherwise they will be removed. This action was agreed. It was also agreed to put this item on 6th September Agenda

Cllr Redman left the meeting.

5. 25495/002 19/7/10 Beeleigh, Petersfield Rd - detached garage.

The original house has been extended and they now want to put the garage just inside the boundary with the pavement. Cllr Booton had spoken with Cllr Redman who had no objections to this. Cllr Bridgman also stated he could had not objections and all agreed.

Cllr Rudd left the meeting

3. 37445/002 15/7/10 1, Todmore - garden creation.

Cllr Bridgman visited Mr and Mrs Flack who expressed surprise that an application was required by the District council. They confirmed that the intention was not to build but to develop a wild meadow and lake garden. Cllr Bridgman said he accepts this explanation and therefore has no objection. All present agreed.

11. Goleigh Farmhouse – additional Item

Cllr Booton explained that this is a listed building and they wish to tidy up the barn which has a corrugated iron roof. They wish to bring it up to a similar standard as the house and develop the barn as an office suite but does not think he will let it out. Cllr Bridgman said that he was a reasonable person and could see no grounds to object. The place does need tidying up.

7. Any Other Business

Cllr Jerrard asked for the enforcement file for Fern Farm 51346/002. He asked that the clerk should write to Mr Murray asking for everything in the file as is allowed. The clerk referred to the need for the district council response regarding contamination.

There being no further business to discuss, the meeting closed at 8.35pm.