**MINUTES OF THE REGULAR MEETING OF THE IPPLEPEN PARISH COUNCIL PLANNING COMMITTEE ON WEDNESDAY 21st May 2014 at 19.00hrs**

Present: Councillor C Tompkins

Councillor C Popham

 Councillor R Carnell

 Councillor Mrs.J.Wilson

 Councillor Mrs.B.Calland

 Councillor Mrs..S.Northwood

1. **Apologies:**

Coun.Farrow

1. **Election of Chairman and Minute Secretary**

Coun.Tompkins agreed to remain as Chairman and Coun.Mrs.Calland agreed to take on the role of Minute Secretary.

**3.0 Review of Terms of Reference**

It was agreed unanimously that the Plans Committee Terms of Reference would remain the same and were duly adopted and signed by the Chairman of Plans, Coun.Tompkins

**4.0 Applications discussed:**

4.1 **14/01137/FUL –** Single storey extension to the rear, porch extension to the front, conversion of loft including dormer windows to side elevations at 14 Cooke Drive.

**Comment:**

IPC wishes to **object** to the proposed development for the following reasons:

a) The proposed development, by reason of its scale, massing and design, is considered to result in an overly dominant dwelling for the size of plot, which will have an unacceptable impact on the existing street scene;

b) The proposed loft extension will set an unwelcomed precedent as it would be the only property of this design in the street with dormer windows;

c) Notwithstanding the use of obscured glazed windows in the proposed dormers; they would have an unacceptable impact to the amenity of the neighbouring properties in terms of loss of privacy in overlooking the gardens of Nos.12 & 16 Cooke Drive;

d) The development of an existing two bedroom dwelling to a proposed six bedroom property with the loss of the existing garage would potentially exacerbate the need for on-street parking.

4.2 **14/01334/FUL –** Provision of new farm access and closure of two existing accesses at Bow Grange, Littlehempston.

**Comment:**

IPC have **no objection** to this planning application and we support this on the grounds of better road safety.

4.3 **14/01465/VAR –** Removal of conditions 10 & 11 on planning application 01/03563/COU to remove the occupancy condition at Woodpecker Barn, Newhouse Barton, Ipplepen.

**Comment:**

Ipplepen Parish Council wishes to **object**  to this proposal as the original permission was granted for the provision of holiday accommodation, and on the grounds of sustainability if would be inappropriate as a private dwelling.

4.4 **14/01263/FUL –** Conservatory and alterations to roof to form additional living accommodation at Waverlea, Blackstone Road, Ipplepen

**Comment:**

Ipplepen Parish Council have **no objection** to this planning application.