**MINUTES OF THE REGULAR MEETING OF THE IPPLEPEN PARISH COUNCIL PLANNING COMMITTEE ON WEDNESDAY 21st January 2015 at 19.30hrs**

Present: Councillor C Tompkins

 Councillor R Carnell

 Councillor R Farrow

 Councillor R Vallance

 Councillor C Popham

1. **Apologies:** Coun.Mrs.Calland
2. **Review of Planning Applications**

**Application 14/03648/FUL –** Dwelling in Garden at 75 Luscombe Close

**Comment:**  The application was considered at the last Full Parish Council meeting held on 6th January 2015 where it was resolved to defer comment following a site inspection. A site inspection was held on Saturday 10th January attended by seven councillors who were met by a delegation of local residents.

The parish council prides itself by remaining impartial and taking an objective view when considering planning applications, however, in this case residents from the neighbouring properties have compelling reasons for objection. Therefore, it is the opinion of the parish council that the proposed development should on this occasion be refused for the following reasons:

1. The site of the proposed dwelling is “tight” that is to say that the area within the existing curtilage of 75 Luscombe Close could not sustain the footprint of the proposed dwelling and is therefore considered as over-development of the plot. There appears to be a discrepancy on the size of the plot compared to the footprint of the dwelling as drawn.
2. We do not agree with the assertion expressed in the Supporting Statement that the proposed development conforms with Local Plan Policy in that the application site is within the residential curtilage of an existing dwelling and is therefore contrary to Policy and paragraph 48 of the NPPF which advises against counting windfall sites in residential gardens. The NPPF also advises that “Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.” We therefore believe that the proposed development would be contrary to this advice.
3. It is considered that the proposed development will have an unacceptable impact on the existing street scene. Furthermore, the proposal will have a demonstrable effect on the amenity and privacy of neighbouring properties.

If the District Council were mindful in granting permission at this site, then the parish council would advise that the applicant withdraw the current application and re-submit with a single-storey dwelling which may receive more favourable comments and which would be in keeping with neighbouring properties, all of which are bungalows.

**Application: 14/03749/FUL** Replacement dwelling and demolition of existing dwelling at Belford Cottage, Conniford Lane

**Comment:** Ipplepen Parish Council has no objection to the proposed development with the proviso that the existing dwelling is demolished following occupation of the new dwelling which should remain as a single dwelling.

**Application 14/03713/NPA** Application for Prior Approval under Part 3 Class MB (a) and paragraph N of the GPDO for change of use of barn from agricultural use to a dwelling and building operations at 1 Coombe Cottages, Combefishacre

**Comment:** From the information provided, Ipplepen Parish Council are of the opinion that as the building is elevated above and close to the highway it will have a detrimental effect on the amenity of the neighbouring property. Ipplepen Parish Council do not feel this should be permitted development and the applicant should be encouraged to submit a formal planning application for the proposed change of use.

**Application 14/03724/CLDE** Certificate of Lawfulness for existing use of dwelling as two dwelling at 1 and 2 Dainton Lodge, Dainton, Ipplepen for Mr & Mrs.P.Taylor

**Comment:** Ipplepen Parish Council has no objection based on the information provided.

**Application 14/03750/FUL** Temporary rural workers mobile home at Land at C9ockleford Bridge Stabels NGR 284930 65945 Ipplepen for Miss K Moore KLM Equestrian Services.

**Comment:** Ipplepen Parish Council have repeated our objection as per application 14/02444/FUL(which was withdrawn) for this new application as follows:

Ipplepen Parish Council feel that this is inappropriate development in the countryside and it has come to light that conditions on a previous planning consent ref 97/03223 dated 22.12.97 had a specific condition stating that the stable should only be used for the private enjoyment of the owners of the land and shall not be used as livery stables or for any other commercial use. This condition has not been adhered to.