

PARISH of ODD RODE

Minutes of a meeting of the Parish Council **Planning Committee** held in the Rhema Mission Room, Rode Heath, on *Thursday 31st May 2018* at 7.30pm.

Present - Cllrs Robinson (Chair), Moller, Shaw, Cook & Clowes.

Cllr Alcock in attendance.

Chair - The existing Chair, Cllr Robinson, was elected to chair the meeting.

Apologies - Apologies for absence were received from Cllrs Lawton.

Declarations of Interest – There were none.

Public Forum – There were no members of the public.

Minutes of last meeting – It was proposed by Cllr Cook, seconded by Cllr Moller and unanimously RESOLVED to agree & adopt the minutes of the meeting of 26th April 2018. There was no meeting on 9th May.

Matters arising from the minutes – there were no matters arising.

Reports on Site Visits – reports were given when each relevant application was considered.

Planning Applications - the following applications were considered and it was agreed to make the following comments:

18/2184C - 31 Primitive Street - side and rear extensions – no comment.

18/2216C - 30 Cinderhill Lane - outline permission for one 2 bed 2 storey detached house - The Council does not object to the dwelling in principle (the site is within the village's settlement boundary and all research shows that there is a need for 1 and 2 bed roomed houses, rather than larger properties, in Scholar Green). The size of the plot will dictate the size of the dwelling and can be addressed at the detailed stage. The plans are not clear regarding off road parking and the Council expects there to be two spaces each for the new dwelling and the existing one (which is losing its existing parking spaces). The above notwithstanding, the Council does have concerns regarding the vehicular access. Despite the existence of a garage, it is not sure whether the lane has actually been used by vehicles and questions whether it is practicable. The Council's concerns are: whether it is wise to increase traffic on a narrow lane which is a public footpath; whether there is adequate splay to enter and exit the lane safely; and whether the existing surface and substructure is capable of taking the extra traffic. The Council would expect these questions to be answered to the Planning Authority's satisfaction prior to any permission being granted.

18/2553C - The Wharf, Station Road - variation of conditions (inc parking layout) - The Council is disappointed that the applicant did not layout the car parking as arranged in the original planning permission. The new layout means that cars will be parked behind other cars rather than side by side. In practice, this inevitably results in cars being

parked on the road (to avoid having to manoeuvre another car every time someone wants to drive). The road is not suitable for parking in this location due to there being a junction, a bend and a humped backed bridge.

CE Decisions – none.

Enforcement Issues – CONFIDENTIAL ITEM – none.

Correspondence – none.

Neighbourhood Planning – A brief report was given.

Conclusion – The meeting concluded at 20.15 hrs

Chairperson

Dated