



Minutes of the Planning Committee Meeting

Minutes of the Planning Committee Meeting held Online via Zoom on Monday 13th December 2021.
Commencing at 7:31pm.

Members Present: Councillor Dave Aldis, Chairman
Councillor Rebecca Pinfold, Vice-Chairman
Councillor Linda Moss (from 7:53pm)
Councillor Alison Strong

Members Absent: Councillor Jude Cunningham

Officers Present: Sarah Marshman, Clerk/RFO

In Attendance: Councillor Ian Tong

Minutes

On 26th April 2021, the Council resolved that instead of returning to face-to-face meetings, a Temporary Scheme of Delegation would be put in place in order to allow the Clerk to enable decisions to be taken under the direction of Councillors until face-to-face meetings recommence. This meeting is therefore not a formal meeting, but an advisory Full Council Meeting. All recommendations made at this meeting will be enacted by the Clerk where appropriate and ratified at the next face-to-face Full Council Meeting.

- PLN21/22-013 To receive, and consider for acceptance, apologies for absence from Members of the Committee**
Apologies were received from Councillor Jude Cunningham but were only viewed by the Clerk after the meeting and so were not considered for acceptance by the Council.
- PLN21/22-014 To receive any declarations of Disclosable Pecuniary Interests, Other Registerable Interests or Non-Registerable Interests by members or the Clerk and to consider any requests for dispensation**
There were no declarations of interests.

- PLN21/22-015** **To receive:**
Questions or comments from members of the public regarding items on the agenda
Representations from any member who has declared a personal interest
 No questions, comments or representations were received.
- PLN21/22-016** **To approve the Minutes of the Planning Committee Meeting held on 11th October 2021**
 Resolved: Members agreed the minutes of the last meeting be accepted as a true record. The Chairman will sign these minutes once the decision has been ratified by Full Council.
- PLN21/22-017** **To discuss any matters arising from the previous meeting**
 There were no matters arising.
- PLN21/22-018** **Planning Applications**
- PLN21/22-018.1** **To consider the following new planning applications:**

[21/03022/HOUSE 18 Shepherds Mount, Compton, RG20 6QZ](#) - Ground and first floor side extension to create new garage store and increase existing bedrooms size. Ground floor rear extension following demolition of existing conservatory. Including dropped kerb access for new garage store. Addition of solar panels to roof.
 Resolved: To 'object' to the application. The full response to this application can be viewed in Appendix 1.
- PLN21/22-018.2** **To consider whether to request the District Councillor calls in any planning applications to the Western Area Planning Committee**
 No applications were requested to be referred to the Western Area Planning Committee.
- PLN21/22-018.3** **To consider whether to refer any planning applications for further response from the Council's planning consultants**
 No applications were requested to be referred to the Council's planning consultants.

There being no further business, the meeting was closed at 8:23pm.

Chairman: _____

Date: _____

Appendix 1: Planning Objection to 21/03022/HOUSE 18 Shepherds Mount, Compton

This dwelling sits side on to the road, whilst (other than one dwelling adjacent to this) the remainder of the dwellings along Shepherds Mount face the road. This will result in the 'side' extension extending beyond the build line of the rest of the dwellings along this road

This objection is made in regard to the impact of this extension to the character and appearance of the street scene of Shepherds Mount. This can be backed up by criteria 8, and 12, of the design parameters in the Compton Neighbourhood Development Plan and Compton Village Design Statement -

'8. New development should maintain the pleasant visual character of the street scene by avoiding overbearing extensions and inappropriate in-filling which can have a terracing effect;

This proposal would be right up against the boundary and would result in an overbearing structure that would not make a positive contribution to the street scene.

'12. Boundaries between properties and the highway are an important part of the street scene. The use of 'wrought' iron railings, low hedgerows, brick walls, and 'post and rail' fencing as a means of enclosure is encouraged;

From looking at street view, it looks like there is a hedge separating the existing dwelling and the path – the plans do not indicate that this would be retained. Along this section of Shepherds mount, the dwellings are all set back slightly from the road creating a buffer between the road and built form, and so this would be out of character to the area.

If this application is approved, the Council requests a condition to ensure the garage store must remain single storey.

The Council also noted there appears to be no vehicular access to the garage store.

It should be noted that the Compton NDP has passed independent examination and been to Full Council where it was agreed the NDP can continue to referendum. The NDP therefore carries considerable weight in the planning process.

