

ALBOURNE PARISH COUNCIL 2012

Minutes of the Special Planning meeting of Albourne Parish Council

held on: Tuesday 11 December at 6.30 p.m.

<i>Present:</i>	Cllr Meg Price – Vice Chairman (MP)
	Cllr John Gooch (JG) Cllr Michael Gratton (MG) Cllr Elaine Makey (EM) <i>In attendance:</i> Three members of the public.

As Cllr Jerry Butler was not present MP chaired the meeting.

Before the Chairman opened the meeting the members of public in attendance were asked whether they wished to make any comments on the planning applications being considered. All three expressed their concerns with the first application on the agenda re Land South of Softech House. Whilst they did not object to residential development on the site they were concerned with the height of the buildings and positioning of the velux windows, the boundary and the public footpath which runs along the side of the site. MG commented that the Council supports residential development on this site in principle, subject to proper consideration of aims and objectives of the Parish Council in its Neighbourhood Plan (as supported by local consultation).

1. **(2012/180 – Chairman opens meeting and receives any apologies for absence).** Apologies received from Cllr Jerry Butler – Chairman, Cllr Graham Stafford and Iain Mclean – Parish Clerk.
2. **(2012/181 – Declarations of interest).** There were none received.
3. **(2012/182 – Planning matters)**
 1. Planning applications. Cllr MG introduced the background to each application and Councillors were referred to the detailed plans. After due discussion, it was unanimously **resolved** (save to as referred to below) to respond as follows

1.

APPLICATION and LOCATION	PROPOSAL	DECISION
12103966/FUL	Construction of four new link-detached residential	<p>APC is supportive of residential development on this site, but objects to this application on the following grounds.</p> <p>The mix of housing size/type and the lack of an affordable element are contrary to the policies of APC's emerging Neighbourhood Plan.</p> <p>The height of the two four bedroom townhouse style houses is unacceptable given the proximity to the neighbouring houses to the west and because of the inclusion of "velux" type windows to the upper floors which at their given height will allow unacceptable levels of overlooking of these houses despite the screening to the western boundary.</p>
<p>For information, documentation submitted with the application states that the route of the western boundary is uncertain. APC can help here - the old chain link fence is still almost totally present and runs along the western boundary of the site (from north to south). This boundary runs parallel to the eastern boundaries of numbers 6 and 7 The Twitten. The two metre strip between these two boundaries consists of a narrow footpath (and associated hedge-bank) which leads from the Twitten through MSDC owned woodland to the Albourne Recreation Ground. The hedge-bank is shown in the applicant's arboricultural report as H1 and is acknowledged in other parts of the applicant's documentation as lying outside the development site, forming important screening, and that it will be protected.</p>		

2. The Council considered the two following planning applications which fall outside this Parish and as such APC is not formally consulted by MSDC.

APPLICATION and LOCATION	PROPOSAL	
TW/04031/FUL – Firsland Park Industrial Estate	Retention and extension of a screening and noise attenuation bund on land at Firsland Park Industrial Estate	APC supports this application, and the efforts of the site owners to mitigate the negative impact on residents of current and future activities on this site.
TW/12/03921/COND – Northlands, Stairbridge Lane, Bolney		APC strongly opposes the application for the withdrawal of conditions 15 & 21 relating to Planning Permission TW/009/89. The full package of conditions associated with the consent for the original application were clearly intended to ensure that the original proposed use, and ONLY that use, should proceed.

		Removal of these two conditions opens up the site to range of other uses which in our view should be the subject of a full, comprehensive and separate planning application for whatever use is intended for this sensitive site.
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4. **(2012/183 - Any other business)** (not requiring a major decision). A damaged lamp post had been drawn to the Councils attention. MP's offer to write to the owner of the nearby property under recent construction for his views on the damage and possible insurance cover was accepted. MP agreed also ask the Parish Clerk to contact the Council's insurers.

5. **(2012/184 - Date Of Next Meeting)** Full Council - 8th January at 7.00 p.m. in the Village Hall

The meeting closed at 7.20 p.m.

SIGNED.....



Acting Chairman

.....Meg Price