

Newport Parish Council Planning and Environment Committee

**Minutes of the Meeting held at 7.30 p.m. on Tuesday, 28th April, 2009 at
The Village Hall, Newport**

Present:

Cllr T. Denyer	(TD)	(Chairman)
Cllr P. Arscott	(PA)	
Cllr M. Bowker	(MB)	
Cllr C. Gilbank	(CG)	
Cllr A. Johnson	(AJ)	
Cllr J. Smith	(JS)	
Cllr A. Yarwood	(AY)	

In attendance:

C. Griffin	Clerk
Steven Hunt	City & Country
8 residents of Pond Cross Farm and Station Road,	

P031 Apologies for absence

Apologies were received from Cllr L. Baillie, Cllr J. Rose, Cllr M. Sell and Cllr R. Gooding.

P032 To receive any 'personal' or 'personal and prejudicial' interests relating to items on the Agenda

The following personal interests were declared: AY in P037, P038, P039 and planning application UTT/0334/09/FUL, and personal and prejudicial interest in UTT/0448/09/FUL

P033 Public participation session (15 minutes available if required)

Eight residents from Pond Cross Farm/Station Road had come along to the meeting to raise their concerns regarding planning application UTT/0448/09/FUL

Steven Hunt, representative from City & Country, advised that at present the Maltings site takes up 65% of the space available and the company want to make better use of the land available. The company feels that the proposed plans are very sustainable because of the location.

The residents present raised many issues regarding the plans with Steven Hunt. Some of which he was unable to answer. The main objections were:

- there has been no consultation with neighbouring residents
- change of use from commercial to residential
- over development of the site
- overlooking, particularly from proposed South range and North range
- scale and height of the South range would lead to loss of light, etc.

- boundaries stated on plan may be incorrect.
- no understanding of the local area
- no understanding of requirements for the disabled
- car parking arrangements unacceptable
- insufficient space for access for large emergency vehicles
- refuse collection vehicles would have difficulty accessing the areas
- no test bores or soil investigations have been carried out by the developers even though the proposed development is in a flood plain
- necessary piling could put neighbouring properties at risk
- proposed Town houses extremely close to the river
- extensions to East wing will include back doors and create a smoking area
- amenity areas are too small

Clerk noted the concerns and objections from individual residents. The Chairman asked all residents to write to the Planning Department at UDC and send a copy of their letters to the Parish Council Office. The Council will then send a response to UDC.

(The residents and Mr. S. Hunt left the meeting)

P034 To approve the Minutes of the Meeting held on 16th March, 2009

Resolved that the Chairman should sign the minutes as approved.

Proposed: AY

Seconded: AJ

All agreed

P035 To receive an update on Planning decisions and Appeals

UTT/0090/09/FUL

Applicant: Mr. Millington, 1 The Links

Proposal: Proposed single storey side extension

Comments: Proposals do not show a continuation of the design of the building. Brickwork and tiling should match the existing, otherwise out if keeping.

UDC: Conditional approval

Clerk to ask UDC for details

UTT/0131/09/FUL

Applicant: Mr. A. Carr, Shortgrove Lodge, Cambridge Road

Proposal: Single storey side extension and conservatory

Comments: None

UDC: Conditional approval

UTT/0198/09/FUL

Applicant: Mr. & Mrs Burton. Belmont House, Belmont Hill

Proposal: Demolition of stores and stable building

Comments: Inside conservation area

UDC: Conditional approval.

UTT/0199/09/FUL

Applicant: Mr. & Mrs A. Burton, Belmont House, Belmont Hill
Proposal: Erection of dwelling
Comments: Inside conservation area. Amenity space inconsistent with dwelling footprint. Footprint larger than the existing stables/store. Building materials to be consistent with conservation area.
UDC: Conditional approval

UTT/0225/09/FUL

Applicant: Mr. & Mrs A. Blatt, Hyllcote, Belmont Hill
Proposal: First floor extension and increase in roof height of 1.5m to existing garden studio.
Comments: Inside conservation area. Building materials to be consistent with existing and surrounding area. Non-residential use
UDC: No decision at present.

UTT/0247/09/FUL

Applicant: Mr. A. Phillips, Queens Court, High Street
Proposal: Change of use from business use to residential
Comments: None
UDC: No decision at present.

Clerk reported that UDC have given permission for work on the following trees:

0370/09/TPO The Homestead, 27 Wicken Road
Crown lift Yew tree to 4M above ground

0358/09/TPO Bluebell Cottage, 23 Wicken Road
Reduce Acacia tree by 25%

P036 To consider planning applications received

UTT/0334/09/FUL

Applicant: Newport Free Grammar School
Proposal: Internal works to form a classroom and alteration to toilets
Comments: None

UTT/0342/09/FUL

Applicant: The Old House
Proposal: Replacement single storey rear extension
Comments: None

UTT/0343/09/FUL

Applicant: The Old House, High Street
Proposals: Replacement single storey rear extension. Internal alterations.
Comments: None

UTT/0399/09/FUL

Applicant: Hill View, London Road
Proposals: Loft conversion with dormer windows to front and rear elevations
Comments: None

UTT/0422/09/FUL

Applicant: Mrs. V. Palmer, Sparrows Hill Livery, Sparrows End
Proposal: Certificate of Lawful use for occupation of a dwelling restricted by condition to someone employed or last employed in agriculture, but actually occupied from 1985 – 2005 (20 years) by Mrs. Nellie Rutherford who had no connection with agriculture, either personally or by marriage
Comments: None

UTT/0424/09/FUL

Applicant: Mrs. V. Palmer, Sparrows Hill Livery, Sparrows End
Proposal: Removal of condition C90B (The livery use hereby permitted shall not be operated other than by a person or persons who reside in the adjacent dwelling known as Sparrows End Farm) planning permission UTT/0677/96/FUL refers.
Comments: None

UTT/0448/09/FUL

Applicant: The Maltings, Station Road
Proposal: Demolition of existing detached store shed and extension, erection of new malting style building containing five flats with garaging on the ground floor, erection of three houses, conversion of part of existing building to six maisonettes, re-furbishment of existing office units including erection of single storey rear extensions, external alterations, layout of parking, landscaping and all ancillary works.

Discussed at the beginning of the meeting under P033.

Some concern was expressed as, unfortunately, only a few members had been able to view the plans prior to the meeting. AY advised that the plans only arrived a few days ago. The Planning Committee will be re-defined at the next Full Council Meeting and Clerk will continue to advise when applications are received in order that members of the Committee can arrange to see the plans beforehand. After further discussion the Chairman agreed to draft a response to UDC and this will be circulated to all members prior to the next Full Council meeting.

P037 To note current situation on the Affordable Housing schemes

Clerk reported that Moira Groborz would be able to attend the July meeting with Helen Shackleton of Flagship Housing. Clerk will confirm.
Ulrike Maccariello gave an update on the current situation regarding the Frambury Lane scheme at the Annual Assembly on 27th April.

**P038 To receive the plans for the new building to replace Jikes Hall.
Proposal to decide whether the Parish Council is willing to be a joint applicant
with the Youth Club.**

AY presented the plans and explained that Newport Youth Centre is planning to apply for outline planning permission for a new building to replace Jikes Hall. The type of building will very much depend on the amount of funding that can be secured. The Sports Committee has been consulted and has expressed two concerns (i) the size of the car park and (ii) the possibility that the cricket nets may have to be relocated. These two issues will be addressed and as long as AY keeps the Sports Committee fully informed they are happy for the plans to be submitted.

Some years ago a PC sub-group was formed for handling Jikes Youth Centre and membership of this needs to be re-defined. If the PC submits the planning application the planning fee will be halved.

Several questions were raised by members and AY confirmed that:

- the PC owns the land. The Scouts own the building.
- the PC would be the applicant supported by the Scouts and YC.
- a facility suitable for young people is definitely required.
- the footprint is larger than the existing building as the Scouts require their own hall.
- the YC have already obtained a grant of £30,000 from CIF. YC will apply to Viridor and Scouts to the Scouting Association. It is hoped to raise £200,000. Time frame, in terms of funding, would be one year.
- YC will reimburse the PC for the planning fee from YC funds.
- plans will be modified so the new building does not encroach on the cricket nets or football area.

It was agreed that the PC should be the joint applicant with the Youth Club.

Proposed: PA Seconded: AJ All agreed.

It was further proposed that, as a gesture of goodwill, the PC should consider paying the planning fee and not accept reimbursement from Jikes YC. Subject to approval of the first proposal.

Proposed: PA Seconded: AJ All agreed

The above proposals to be included on the Full Council agenda in May.

AY thanked members for their support.

P039 To discuss draft response to the Eco town Consultation

JS went through his response to the consultation and, subject to a few minor amendments/additions, it was agreed that this should be typed and sent by 30th April

Proposed: AY Seconded: CG All agreed

P040 Items for next Agenda

To receive an update on the Planning application for the Maltings

To receive an update on the Planning approval for The Links

To receive a report from the Traffic Management Group

To receive an update on the Flooding issues.

P041 To discuss any other Urgent matters of interest to the Parish

P041.1 AY reported that he has spoken to David Cotterill, Chairman of the Scouts and the first meeting of the Firework Committee has been arranged during w.c. 18th May. Mr. Cotterill has also been asked to attend the Full Council meeting in June and bring the documents that the PC requested last November.

P041.2 AJ requested that some action is taken regarding the Croat and suggested asking for a risk assessment. It was agreed that JS should add this to the list of work on the Public Rights of Way grant application.

P041.3 PA advised that the PC should shortly receive a letter from the Village Hall requesting a further release of funds

P041.4 Clerk reported on her meeting with ECC in connection with the flooding at Bridge End and the Common. ECC should be carrying out work in the village shortly and a meeting is being organised with the Environment Agency. Further update will be given at the next meeting.

P042 Date of next meeting

The next meeting of the Planning & Environment Committee will be held on Monday, 20th July, at Church House.

The meeting closed at 9.30 p.m.

