

MINUTES OF THE C CROSSWAYS PARISH COUNCIL PLANNING COMMITTEE HELD ON MONDAY 9TH JULY 2007 AT 7PM

Present: Cllr Daniel Smy (Chairman Parish Council), Cllr Joyce Rhodes (Vice Chairman Parish Council)
Cllr Valerie Bache (Chairman Amenities), Cllr A Brewer, Cllr Terrie Connor, Cllr Geoffrey Northcote,
Cllr Caroline Round, Cllr (Mrs) Thelma Smith (Chairman Finance & Administration), Cllr Dave Smith (Chairman Planning),
Cllr Elaine Stenning and Cllr Abi Scard.

Also Present: District Councillor Peter Read and members of the public.

PRIOR TO THE PUBLIC PARTICIPATION THE CLERK READ OUT THE FOLLOWING STATEMENT:

“I have been requested by the Chairman to make the following statement. Following the extraordinary meeting held on Thursday 5th July 2007 and the subsequent outcome Cllr David Smith’s conduct is likely to become a matter for the Standards Board for England to determine; therefore the Parish Council are unable to comment any further on this matter.

During the period of any investigation it is right and proper that the Parish Council refrain from making any further comment. The Council as a whole must now move on with its day to day work and wait for the decision following the Standards Board deliberations and investigations.

I would respectfully ask members of the public to respect the situation I am outlining, and refrain if at all possible from raising issues relating to Cllr David Smith’s alleged conduct.

The findings of the Standards Board will be reported in full when received”.

GENERAL AGENDA

PUBLIC PARTICIPATION

a. Mr Tizzard referring to the full council meeting on the 17th May stated that an incomplete statement was made regarding the planning applications reported granted or withdrawn. Mr Tizzard said that mention was made of no 46 and 48 Dick o’ th’ Banks only. Cllr Smith advised Mr Tizzard that he was not on the Council during the consultation process of this application. The Clerk agreed to check the records and report.

ACTION: CLERK

b. Mr Keeping, a resident at Beech Tree Barn spoke about the planning application to be discussed by the Council, the nine proposed units on the Hybris Business Park. Mr Keeping asked the Council to consider the residential properties close to the Business Park and to ensure that the uses agreed stay at B1 and not agree with any application to change the use to B2.

ACTION: CLERK

ITEM 1 APOLOGIES FOR ABSENCE There were no apologies for absence.

ITEM 2 DECLARATIONS OF INTEREST

a. Cllr Stenning declared a prejudicial and personal interest in Item 4 the planning agenda and declared that she would remain in the room for this item, discuss but not take part in any vote.

ITEM 3 DATE OF NEXT MEETING – to be confirmed at the full council meeting on 26th July

PLANNING COMMITTEE

Chair: Cllr D Smith

ITEM 1 MINUTES OF THE PREVIOUS MEETING (4th June 2007) The Minutes of the previous meeting were accepted as a true record; proposed by Cllr Connor, seconded by Cllr Scard, and duly signed.

ITEM 2 MATTERS ARISING FROM THE MINUTES There were no matters arising.

ITEM 3 CHAIRMAN’S REPORT to include planning applications granted/refused/withdrawn. The Chairman had nothing to report no already covered by the agenda.

ITEM 4 HEAR RESPONSES IF RECEIVED REGARDING THE PUBLIC CONSULTATION DUE FROM THE AGENT IN THE MATTER OF THE LAND AT THE JUNCTION OF THE LINK ROAD AND THE B3390. The Clerk reported that no response had been received prior to the meeting.

ITEM 5 CONSIDER ANY PLANNING APPLICATIONS RECEIVED

a. 1/E/07/001134 – ERECT 9 UNITS FOR PURPOSES WITHIN CLASS BI (BUSINESS) OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) HYBRIS BUSINESS PARK

Cllr Smith noted Mr Keeping's concerns. Cllr Smith showed members the plans. Cllr Northcote said he thought the plans were thoroughly prepared and the residents would not see much of the development due to the horizontal nature of the buildings; it seemed all very straightforward. Cllr Smith questioned the construction stating that he felt it did not blend in with the surrounding area; and he would like to see a more aesthetically pleasing construction. Cllr Smith suggested if the application was recommended the materials should be a condition of planning and be more sympathetic with the surrounding area. Members questioned whether the materials could be a condition of planning as the building was part of an industrial estate with similar properties. Cllr Smith asked that the Council recommend that the use category is not changed from BI to B2. It was noted that the change of use would be a separate matter to be debated if and when it was requested. The question of screening was raised and Cllr Smith stated that is something needs screening perhaps it shouldn't be there at all? Cllr Smith said if trees were considered as screening what would happen in the winter when the trees shed their leaves. It was considered by Councillors that it was not known that all the trees would be deciduous.

Cllr Smith proposed that the application is recommended subject to the following conditions:

- i. Materials – Sheet metal type construction does not blend in well to the surrounding area which is rural and also residential and a condition of acceptance is that this is looked into and provided with a more sympathetic building materials compatible with the area.
- ii. Screening – It has been brought to his attention that if something needs screening then perhaps it shouldn't be there at all. Trees will make a screening, but not when the leaves have fallen. Mr Keeping and Mr Garrett have mentioned a need for an impermeable fence between the development and their properties.
- iii. Usage – No consideration should be given to any change of use from B1 because of the proximity to residential properties and questioned why B1 use requires a roller door?
- iv. Security – As there has been a security issue with Hybris recently, this application should consider the installation of security gates?

This proposal was not seconded.

Cllr Brewer proposed the application be recommended subject to the matter of screening being considered. This proposal was seconded by Cllr Round. This proposal was carried with a vote of 9 for and 2 against.

AGREED

b. 1/E/07/001162 – ERECT BUNGALOW WITH ROOM IN ROOF SPACE – 17 DICK O' BANKS ROAD It was noted that this application had previously been approved and the changes were noted and agreed

Cllr Brewer proposed approval, seconded Cllr Connor

AGREED

- c. FOR INFORMATION – AMENDED PLANS 33 COMBE WAY The amendment was noted.

ITEM 6 ANY LATE URGENT ITEMS FOR INFORMATION None requested.

There being no other business the meeting closed.

Signed Chairman 2007