



Ashington Parish Council

Planning Committee Meeting

Minutes of Ashington Parish Council Planning Committee Meeting held at 7.30pm on Wednesday 18th June 2014

Present: Councillors B Norton, K Wood, M Woolley & D. Harbour

Parish Clerk K Dare

Members of the public: 2 (owners of Post Horses House)

Declarations of Interest: None

Apologies received from: Councillor N Carver & J Gichovi-Elias (personal), T Kearney (holiday)

Public Adjournment

None present

Planning applications

DC/14/1058 Demolition of existing dwelling and provision of 3 new dwellings and new access – Four Acres, Rectory Lane

Councillors agreed to recommend to the full Council meeting of 3rd July the following response:

The Council has no objections to this application but has concerns regarding:

1. The bin & bike stores position at the front of two of the proposed properties – these will look incongruous in the street scene and should be re-located to the rear gardens
2. The loss of a bungalow goes against the Housing Needs Survey 2012 which identified the need for more bungalows, not less
3. Councillors were not keen on the black timber cladding and would prefer to see flint frontages similar to Gardeners Cottages.
4. A full assessment should be made of the impact of 2 storey houses only 15-16m from 2 Rectory Close bungalow
5. Many trees are proposed to be removed reducing local amenity value. It is not clear what landscaping will replace these.

Councillors support the principle of redevelopment of this site and recognise that the current application is better than the previous.

DC/14/1138 Application for Prior Notification of agricultural or forestry development – proposed road. Land south of Rectory Lane, Church Farm. The Clerk is seeking advice on whether this relates to the historic road construction at this site or refers to a new road construction and whether planning permission is required or not.

Amendments None

Correspondence

Representation from the owner of Post Horses House – that the Council considers selling them a small strip (1.3 x 12m) of land adjacent to their rear garden.

The owners presented photographs and sketch plans of their proposals. Councillors were not against the idea in principle and agreed to conduct a site visit on 23rd June. Issues raised were: impact on the ‘turning area’ behind the house, width of remaining land, access to utilities behind the house. It was made clear that as a public asset the Council was bound to get best value for the land and the District Valuer should be asked to provide an unbiased report (paid for by the purchaser). In addition, the purchaser would be expected to pay all legal fees incurred by both parties. It was agreed to discuss this matter further at the next Parish Council meeting (3rd July).

Meeting finished at 8.00pm

Signed.....

Date.....