



MINUTES OF THE EXTRAORDINARY MEETING OF SOUTH STOKE PARISH COUNCIL

South Stoke Village Hall 19:15 Thursday 7th February 2019

Members Present:

Chairman Bryan Urbick (BU)
Vice Chairman Roy McMillan (RM)
Members Diana Hathaway (DH)

Officers Present:

Clerk Laura White (LW)

Public and Press:

Mike Hargraves (MH), Elaine Hargraves (EH), Michael Connors (MC), Geoff Ward (GW)

PCEx.19.01.1 Apologies for absence.

Phil Wortley (PW)
Andrew Scrivener (AS)

PCEx.19.01.2 Declaration of Interests by Councillors on any items on the Agenda.

None

PCEx.19.01.3 Public Forum - an opportunity for members of the public to express their point of view on any item on the agenda. With the Chairman's permission, a member of the public may express their point of view on specific items of business. Ten minutes are reserved for this.

MH: Stated their main issues with the application being plans indicate leaving the hipped roof, as opposed to a pitched roof above the kitchen, and believe the hipped roof is to allow conversion to balcony in future. Another main concern and Major Objection being the landscaping.

EH presented "original landscaping" and "new submission landscaping" drawings.

MH discussed the drawings indicating the plans propose new yew trees "at the back" showing complete screening, which has not currently been planted. MH believes the garage and associated groundworks have already been built too large, not allowing for the landscaping the developers should be planting.

MH intends to speak with planning again, as well as having left comment on the website.

MC raised concerns with the new plan and associated planting, as it bares no resemblance to the original planting required and concerned the planning enforcement based on the original plans, re: planting has now been closed. MC also, requested an update on the status of this being a Householder application rather than a Developer application.

BU stated the Householder application status has been investigated, and there are no reasons to believe this is not a Householder application at this time, however this will be raised again, and further research done.

MC was also worried there will be a subsequent further application to reinstate the balcony as there are some confusions between the different drawings of the balcony/hipped roof arrangement. He stated there were also worries there are a number of issues with the overall plot development with respect to the currently approved plans and the planning officer is “bundling” them all together as part of this application and some of the more detailed items, may be being lost.

DH asked if the garage has been built too big, preventing the landscaping. MH stated there have been drains and other services put there, which would prevent the planting in this area.

MC also showed DH the two different roof lines – original approved and newly submitted

PCEx.19.01.4 Planning Applications – to discuss and agree Council’s response to the following:

PCEx.19.01.4.1 P18/S4145/HH - Fifield Cottage Ferry Road South Stoke RG8 0JL

Proposal: Provision of a garden room in the rear garden, (retrospective) alteration to roof above stairs, and provision of balcony to bedroom on flat roof area above kitchen. (as amended by drawings TDS 345 FC2000E and TDS 345 FC2001C to remove patio door to bedroom and balcony above kitchen and replace with window and hipped roof arrangement received on 24 January 2019)

Resolved - Unanimous: Agree to submit comment to planning, to OBJECT against planning permission being given. Content to include: The roof should be returned back to the original plan. Garden room, as per original comment, landscaping needs to go back to the original, new plans not being allowed to supersede current agreed drawings. Also, to add comment to raise the non-compliant items again to ensure they are not missed with this additional application.

Meeting Closed 19:38