

---

---

## Minutes of an extra-ordinary Planning Meeting on 3rd July 2017

**Present** Jim Gillett (Chairman), John Hobson, Paul Mundy, James Bell, Fiona Mowlem and John Davies

**Apologies for Absence** Jackie Jeffery

**Open Forum** – 17 residents attended to express their views on this application. The consensus was that it would be over-development of the site, and would be over-bearing on all the neighbours.

### To Discuss Planning Application 171441

Application for the demolition of the existing dwelling and outbuildings on the site and the erection of two semi-detached 4- bedroom dwellings at the front and two detached 4-bedroom dwellings at the rear with associated uncovered parking, access and landscaping.

After hearing the views of all the residents present, the clerk was asked to comment on this application as follows:

At the Planning meeting to discuss this application, 11 neighbouring households attended to express their concerns about this proposed development on the grounds of over-development, loss of amenity and privacy, setting a precedent for further backland development, traffic and noise issues and being out of character with existing dwellings. Charvil Parish Council agree with these concerns but would like to object particularly on the following:

1. **Overdevelopment and out of character.** Park Lane is a road of mixed housing, but the layout on both sides starts with semi-detached houses in generous plots, and then changes to detached homes, again in generous plots. This application proposes to erect a fresh pair of semi-detached houses, which are considerably bigger than the original semi-detached houses lower down Park Lane, and which, although true to the existing building line, will appear much more cramped to allow for the new driveway to the rear for the proposed detached homes. These two detached homes will again appear cramped compared to the neighbouring properties, with no garage space, and significantly smaller gardens. All the proposed homes would include a fourth bedroom in the roof space, which is again at odds with the neighbouring properties. All this seems contrary to CP1 and CP3 which state that development should enhance the quality of the environment and contribute to the sense of place.
2. **Backland development.** While there is a presumption in favour of sustainable development, WBC's policies state that only garden development which enhances the area should be allowed. There has been no backland development at all in Park Lane, and not only would it set an unwelcome precedent, but would be contrary to TP06 of the Managing Development Delivery document which states that it would only allow backland development if it were in keeping with the character of the area. Indeed, this development would lead to an unwelcome urbanising effect of one of the oldest roads in the village.
3. **Loss of Amenity and Privacy.** All the documents currently informing development in the area, namely the Borough Design Guide, the Managing Delivery Documents and the Core Strategy are clear that development in existing settlements should not have a negative effect on the existing properties. Council feel strongly that this development would have a negative effect on the immediate neighbours to the side and to the rear. The property to the left will, instead of

\* Copies attached and/or forwarded

garden, have a small roadway close to their boundary, which will inevitably lead to noise pollution. The property to the right will have a new property sited close to the bottom of their garden, which will overlook their amenity space. Most affected, however, will be the residents of Wenlock Edge, whose back gardens and bedroom windows will directly face those of the new properties. It is arguable that the distance from house to house complies with the minimum stated in the Borough Design Guide, but the negative impact on these existing residents is completely unacceptable.

The meeting was closed at 8.35pm