HALE PARISH COUNCIL

Minutes of Hale Parish Council Planning Committee Meeting held at 7.00 pm on Tuesday 5 September 2017 in Hale Village Hall, Hatchet Green, Hale

Present:
Cllr Templeton – Chairman, Cllrs Harrington and Mangan

In attendance:
Ms S Plumb – Clerk
Mr C Davies – applicant
2 members of the public

1. **To receive apologies for absence –** Cllr Aitken-Sykes and 2 members of the public, Mr T Orchard and Mr P Martin. Cllr Harrington proposed and it was seconded by Cllr Mangan and therefore **RESOLVED:** that Cllr Templeton be Chairman of the Planning Committee for this meeting.

2. **To receive any Declarations of Interest –** none.

3. **To consider and approve the Minutes of Hale Parish Council Planning Committee meeting held on 4 July 2017** – the Minutes of the meeting were read, approved by all and signed by the Chairman.

4. **To receive any matters raised by members of the public –** Mr Davies explained his application; to create a loft conversion with 2 bedrooms and a new conservatory kitchen/diner. The family is 4 adults. The property has 3 bedrooms, the third only constitutes a study meaning the new building will have 4 bedrooms and a study. The stairs to the loft conversion will be in the current kitchen and the existing conservatory, which is a poor structure, will be demolished and a new kitchen/diner built. The current conservatory has a plastic roof so is a light polluter and is poorly insulated. The proposed deck to the rear can be removed and the current vegetation means there will not be any loss of privacy issues. There are precedents for velux and dormer windows in the Close. Was not aware of the 30% limit on increase on size when purchased.

   Ms S Bowser – member of the public – the proposed build is significantly over the 30% increase in property size permitted by the planning regulations. It will be a 5 bed home if the work goes ahead. Need to keep 2/3 bed properties in the village for couples and smaller families. It will overlook her property and that of the other neighbour.

5. **To consider the following planning applications:**

   17/00598 Mr C Davies, Lanreath, Hatchet Close, Hale SP6 2NF
   Single storey rear extension; loft conversion to facilitate first floor accommodation;(demolition of existing conservatory)
   Consultation period expires: 29 August 2017 – extension to 7 September 2017
   Case Officer: Ann Braid

Cllr Aitken-Sykes had discussed the matter with the planning officer prior to the meeting. Cllr Templeton reported Cllr Aitken-Sykes comments - there is no change to the street scene, save for the velux windows, other external changes are to the rear. However, the 30% permitted additional space was used when the existing conservatory was added. The current proposal for the loft space means that the application is substantially outside the 30% rule.

Cllrs generally like the proposed scheme and consider that the other issues discussed are design matters and could be resolved. However, the 30% rule is applied consistently and the application cannot succeed.

Cllr Templeton proposed and it was seconded by Cllr Mangan and therefore **RESOLVED:** to adopt Option 4; HPC recommends refusal for the following reasons:

- The proposed development exceeds the 30% increase in floor space permitted by the planning regulations.

Cllr Harrington agreed.

6. **Correspondence -** none

7. **Any Other Business –** none

8. To note the date of the next meeting is **Tuesday 10 October 2017** at **7.00pm** at **Hale Village Hall**

There being no further business to discuss the Meeting closed at 7.25pm

Signed: Date: 10 October 2017
Chairman

Clerk: Sue Plumb, 5 Blue Valley Mews, Fordingbridge, Hants, SP6 1FB
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