

**MINUTES OF PARISH COUNCIL PLANNING COMMITTEE MEETING HELD AT
LOWSONFORD VILLAGE HALL ON FRIDAY 11 JANUARY 2008**

Present: P.Cllr. G Bull
P.Cllr. M Wade
P.Cllr. R. Browett
P.Cllr. Mrs D Swain
P.Cllr. Mrs S Lowe
P.Cllr. Mrs R Barker
P.Cllr. Ms J Oldfield
The Clerk

124 APOLOGIES

Apologies received from P.Cllr. Cooper away on business and P.Cllr. Mrs Clarke at work.

125 Declarations of Interest

None

126 Planning Applications to be considered

Field Cottage, Mill Lane, Rowington – Proposed single storey extension to rear of dwelling. **Comments.** Whilst the PC has no material objection to this proposal, queries were raised regarding the gross overall increase in floor space, bearing in mind the previous planning history attached to this dwelling.

Elephant Cottage, Old Warwick Road, Rowington – Rear and side extension. **Comments.** Whilst the PC has no material objection to this proposal, Councillors would question the overall increase in floor space and do have concerns regarding the loss of garage space. Should WDC be minded to approve this application, the PC would ask that consideration is given to removal of future permitted development rights.

Elephant Cottage, Old Warwick Road, Rowington - Proposed new access track. **Objection.** The PC can see no reason for the proposed new access track and object to this seemingly unnecessary hard landscaping on green belt paddock land. Concerns were also raised regarding change of use of the paddock land and inclusion of this land within the domestic curtilage.

Rose Hill House, Narrow Lane, Lowsonford – Erection of a double garage and tack room with games room over after demolition of existing. **Comments.** The PC wish to query the size and height of the proposed building and the subsequent impact on this relatively open green belt area. The proposed building would also directly overlook the adjacent British Waterways residential moorings. Councillors also made reference to the original planning permission (W980587) for this large replacement dwelling which included Condition 5 – “The garaging shown on the plans shall be retained and kept available for such purpose and shall not be altered either internally or externally”. Councillors are aware that at least one of the existing garages attached to the dwelling has been altered and included within the domestic living area, contrary to this planning condition. The PC view this proposal as over-development of the site and would ask that should WDC be minded to grant permission, conditions are attached to this building, ensuring that the use is strictly ancillary to the main house.

127 Other Planning Matters

Santan Farm, Narrow Lane, Lowsonford – Appeal Decision. Permission granted for raising the ridge level to provide ancillary accommodation over the garage in accordance with application W 07 / 0250 without compliance with condition 3 previously imposed on planning permission W98/1232 but subject to the other conditions imposed therein, and subject to the following new condition: 3) The extended outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling at Santan Farm.

The Old Granary, Finwood Road, Rowington – Planning Appeal Notification – Deadline 28 January 2008. Resolved that Clerk should write to the Planning Inspector and re-iterate the objections made by the PC to the original application.

There being no further business the meeting closed at 11.50 am

Signed.....**Chairman**

Dated.....