

Minutes of the Meeting of the Doddinghurst Parish Council Planning Committee held on the 25th May 2010 in the Parish Office at 9.30am

Present: Cllrs D. Dicker (Chair), C. Enderby, G.W. Bateson, A. Oliver

1. Apologies for absence: Cllrs. A. Smith, P. Davenport
2. Minutes of the meeting dated 4th May 2010: Approved and signed.
3. Declaration of Interests relating to items on this agenda: None.
4. Planning applications received/commented upon:

BRW/307/2010 Location: 1 Aaron Place, Doddinghurst
Development: Single storey rear extension
Comment: No objection.

BRW/311/2010 Location: The Willows, Place Farm Lane, Doddinghurst
Development: Removal of condition 1) of planning permission ref. BRW/1120/2005 (limiting occupants and temporary period of 3 years) for two additional caravan pitches.
History: Land owner granted permission on appeal in 1993 for a residential mobile home and touring caravan on the basis that this was a Gypsy occupied site. Application made in 2005 for additional two pitches for owners sons occupation and granted 3 year temporary permission to permit 2 additional pitches at this site with effect from April 2007.
Comment: The Parish Council is strongly against this application. The site in question is Metropolitan Green Belt and development is contrary to planning policy GB1 (see below) and is not a site identified in the consultation that sought to establish Gypsy and Traveller pitches in the Borough as required under Regional Development plans. Accommodation for one family has been allowed at this Green Belt location and to permit two additional caravans would be to triple the residential occupation of the site and result in a significant and excessive development that would have an adverse impact on the Green Belt. In addition the appeal inspector in 2007 made it clear that the scheme constituted an inappropriate, harmful and detrimental development in Green Belt. Given that the Council has now carried out the Gypsy and Traveller consultation and the families have had three years to find alternative accommodation the application should be refused.

GB1 New Development

WITHIN THE GREEN BELT, AS DEFINED ON THE PROPOSALS MAP, PLANNING PERMISSION WILL NOT BE GIVEN, EXCEPT IN VERY SPECIAL CIRCUMSTANCES, FOR CHANGES OF USE OF LAND OR THE CONSTRUCTION OF NEW BUILDINGS OR EXTENSION OF EXISTING BUILDINGS, FOR PURPOSES OTHER THAN THOSE APPROPRIATE TO A GREEN BELT, OR FOR THE RE-USE OF EXISTING BUILDINGS THAT DO NOT COMPLY WITH THE CRITERIA SET OUT IN POLICIES [GB15](#) AND [GB16](#)

BRW/326/2010 Location: 26 The Gardens, Doddinghurst
Development: Rear dormer window, single storey rear extension.
Comment: No objections to the single storey rear extension. However, the Council was not in favour of the proposal to convert the loft space and the subsequent re-construction of the roof-line as this was felt to be an over-extension of the property. Also, the large dormer window is not in keeping with the original style of the property and would mean an invasion of garden privacy for adjoining properties.

5. Officers Decisions/ Decisions Awaited.

BRW/261/2010 Location: Peartree Cottage, Doddinghurst Road, Doddinghurst
Development: Two storey side/rear extension, alterations to outbuilding, alterations to ground and first floor of existing house, demolition of existing double garage and erection of new double garage. **Decision Awaited**

BRW/28/2010 Location: Land adjacent to Deal Tree Corner, Blackmore Road, Doddinghurst
Development: Replacement GP Healthcare surgery (Class D1) with new cross over and associated parking, servicing and landscaping. **Decision Awaited**

6. Planning Appeals and Enforcement

ENF/BRW/45/2010 Land on Doddinghurst Road opposite Brook Lane – Stationing of container on Green Belt land – planning permission required. Removal will be sought. **Action Awaited**

7. Planning Matters;

Container on land adjacent Middle Green entrance is licensed to remain until 18th June after which time it is scheduled to be removed and the area made good.

Signed:.....

Dated

2010