

# LOXHORE PARISH COUNCIL SPECIAL MEETING

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## Minutes

Date: Thursday 9<sup>th</sup> August 2018

Venue: Loxhore Village Hall

Present: Julie Moir {Chair}  
David Smith {Vice Chair} left at 18:32  
Mike Bowden {Councillor}  
Chris Bryars {Councillor & RFO}  
Carole Delve {Councillor}  
Grant Lawson {Applicant's son} left at 18:32  
Christina Young {Parishioner & neighbour} left at 18:32  
Mike Young {Parishioner & neighbour} left at 18:32  
Suzanne Teather {Parishioner & neighbour} left at 18:32

Minuted by: Priscilla Gellatly {Acting Clerk}

The Chair opened the meeting at 18:00, welcoming all those present.

1. Apologies: There were no apologies.
2. Declarations of interest: There were none.

3.0	Purpose of the special meeting: To discuss planning application 65274 Extension to dwelling and conversion of existing shed at The Old Granary, Lower Loxhore.	
4.1	The Parish Councillors had already viewed all the planning documents online and the applicant's son had brought hard copies of the plans to the meeting. He was able to answer, on behalf of his father David Lawson, questions posed by the Parish Councillors. The owners of The Palfrey (a neighbouring property) were also present and were able to comment on those parts of the plans that involve areas of shared access.  There was lengthy discussion about the application and several concerns were expressed:	

1. An amended plan had been drawn up showing a small change to the boundary with The Palfrey to allow for shared access to both properties. There is on-going confusion regarding the true boundaries of The Old Granary and The Palfrey, as the deeds for the two properties are not consistent in this matter. Some of the planned works in the application include land within the curtilage of The Palfrey. Mr Lawson stated that Land Registry have confirmed that the boundary shown on the plans is correct but the Parish Council would like this to be investigated and confirmed independently by ND Planning Department so as to protect the right of access of both properties.

2. There was much discussion and concern about the proposed surface material to be used to create the shared driveway and the new hard standing for The Old Granary's parking area. This area is currently grassed and anything less porous will add to the run-off which often creates pooling of water and, following very heavy rainfall, flooding to some of the six properties in the Barton Courtyard. The plans state that the covering will be SUDS compliant and Mr Lawson felt that this would be adequately permeable but councillors were worried that such a large area would be converted from grass to a much less porous surface. The type of material used for the shared access, along with its colour, must be acceptable to the owners of The Palfrey.

3. The application includes a very large parking area (probably as large as the house itself) and councillors wondered why this was necessary. Mr Lawson is self-employed and runs a business and there was concern that there might be an intention in the future to conduct the business from this address. In reference to the size of the proposed parking area, Mr Lawson said that if permission is granted for this he may offer to other residents the use of the carport located between The Palfrey and Barton Farmhouse which is currently used by The Old Granary. He also stated that there was no intention to build either a garage or a carport on the new parking area.

4. An engraved stone which dates the property and which is currently part of the wall in the north elevation, close to the front door, is to be removed to create an opening for a window. Councillors expressed the view that this stone must be retained and re-sited on the front of the building in such a position that it can be easily seen by other residents of the courtyard.

5. With regard to construction works it is hoped that consideration will be given to neighbours when vehicles such as supply lorries and machinery are manoeuvring in the very restricted space. Excavation work has recently been carried out close to the property to repair a culvert in order to improve drainage and there was concern that heavy vehicles operating in this area could damage the new pipes. Mr Lawson stated that very heavy loads could be off-loaded away from the new pipework to avoid potential damage.

If these concerns are all satisfactorily addressed, members of the Parish Council felt that the extension itself will not adversely impact on the neighbouring properties or the wider community and therefore lends its support. The Acting Clerk was asked to email this decision to Oliver Mathers at ND Planning Department.

The meeting closed at 18:43 with the Chair thanking everyone for attending.

Minutes approved by Chair..... Date .....