

LOXHORE PARISH COUNCIL SPECIAL MEETING

www.loxhore.org.uk

Minutes

Date: Monday 5th June 2023

Venue: Loxhore Village Hall

Participants:

Jane Vanstone	{ Chair }
Mike Young	{ Vice Chair }
Carole Delve	{ Councillor }
Suzanne Smith	{ Councillor }
Maria Collett	{ Parishioner }
Graham Collett	{ Parishioner }
Rachel Kilham	{ Parishioner }

Minuted by: Mike Young

1. Apologies: Elizabeth Murphy
2. Declarations of interest: None

3.0	Purpose of special meeting to discuss one planning application.	
3.1	Planning Applications 77030 and 77032 at Smythapark House Loxhore	
3.2	<p>Chair opened the meeting at 1830 and welcomed parishioners, stating that they would be allowed to speak later.</p> <p>All the Councillors had reviewed the application documents in depth and the Council had conducted a site visit on Friday 2nd June 2023. Councillors had concerns on the following matters:</p> <p>The access to the location is along a narrow road, crossing a working farm, and then through quite a narrow entrance through the courtyard where several parishioners live with children and animals.</p> <p>The proposed new build is not in keeping with the existing residences and the curtilage of the listed building. The proposed white UPVC windows and doors should be wood effect. Dormer windows should be Velux style as per existing buildings.</p> <p>The dimensions of the building are different in the drawing to the text. We would ask that this is defined as to conform with existing footprint.</p>	

	The matter of builder's vehicles and machinery during construction is not addressed. If access is as proposed the risk of damage to properties and the courtyard is there and reparation should be defined. Alternatively, the applicant could allow access to the site through his property for construction.	
3.3	<p>Chair invited attendees to state their interest and make comments. All attendees are immediate neighbours of the proposed holiday home. The following matters were raised.</p> <ol style="list-style-type: none"> 1. This is a new build not a conversion and therefore may not meet the requirements of DM18. 2. The two-storey proposal will impact the privacy of the neighbour's garden. Obscure glass is mentioned in the ecology report but not in the build. If it remains a two-storey build then the suggested Velux (or dormer) windows should have obscure glass. 3. The height is the major concern. The proposed height will tower over the existing neighbour's property. The original proposal for a single storey holiday home was much more acceptable. 4. Several trees, that had TPOs, were cut down prior to this application. The supporting statement emphasises protecting the environment so no more should be cut and this should be in any approval. 	
3.4	<p>Chair asked parishioners to leave at 1850 and reminded them that they each have a right to make their own comments on the NDDC planning portal. Councillors discussed further. All agreed not to support the application in its present form. Clerk to action on the planning portal with the following text.</p> <p>Loxhore Parish Council is not against a holiday home on this site, provided all relative requirements are met. The fact that this is a new build and not a conversion may preclude it under DM18. The current proposed two-storey building is out of character with the existing listed building curtilage and courtyard. The two-storey proposal will impact the privacy of the neighbour's garden. Obscure glass is mentioned in the ecology report but not in the build. If it remains a two-storey build then the windows should not be dormer but be Velux or the dormer windows should have obscure/privacy glass. The proposed white UPVC windows and doors should be wood effect, again in keeping with the area. The footprint should be clearly defined.</p> <p>The height is the major concern. The proposed height will tower over the existing neighbour's property. A single storey holiday home would be much more acceptable. Council was informed that several trees, that had TPOs, were cut down prior to this application. The supporting statement emphasises protecting the environment so no more should be cut and this should be stated in any approval. The access to the location is along a narrow road, crossing a working dairy farm, and then through a narrow entrance through the courtyard where several parishioners live with children and animals. The increased traffic and noise are a concern for residents in the properties prior to Smythapark as well as the immediate neighbours.</p>	Closed
3.5	Chair closed the meeting at 1905	

Minutes approved by Chair..... Date