



Minutes of the meeting of the New Housing Development Committee held on Monday 23rd October 2017 at the Band Hall, Gravel Close, Downton at 6.30 pm.

Present: Cllr Quarmby (Chair) and Cllrs Brentor, Cordell and Yeates.
Bev Cornish, Parish Clerk.

One member of the public was present.

Public Question Time:

Mr Nigel Walker, on behalf of the Downton Society, spoke in strong objection to planning applications 17/09361/LBC & 17/09097/FUL for 9 The Kings, High Street.

17.17 To receive apologies for absence: Apologies were received from Cllrs Mace and Sutcliffe.

18.17 To consider and resolve to approve the Minutes of the meeting held on Thursday 6th July 2017: Cllr Quarmby proposed, Cllr Brentor seconded and it was RESOLVED, that the Minutes of the meeting held on Thursday 6th July 2017 be approved as a true record and signed by the Chair.

19.17 Declarations of Interest:

- a. **To receive Declarations of Interest in respect of matters contained in this agenda, in accordance with the provisions of the Localism Act 2011 in respect of members and in accordance with the provisions of the Local Government Act 1972 in respect of officers:**

Cllr Cordell declared a personal and non-pecuniary interest in planning applications 17/09361/LBC & 17/09097/FUL.

- b. **To consider any Dispensation Requests received by the Parish Clerk and not previously considered:**

The Clerk advised that no requests for a dispensation had been received.

20.17 To consider and resolve to make recommendations to the Parish Council in respect of its response to the following Planning Applications:

17/09361/LBC & 17/09097/FUL

The Kings, 9 High Street, Downton - Removal of an existing double garage. Construction of a 3 bedroom dwelling:

Following lengthy consideration of the plans and design and access statement, Cllr Quarmby proposed, Cllr Brentor seconded and it was RESOLVED that a recommendation be made to the Parish Council that it should submit a strong object to the applications on the following grounds:

1. The negative and detrimental impact on the Downton Conservation Area and the designated assets immediately adjacent to it St Laurence's Church, the lychgate and the Kings Arms as well as a number of other buildings and monuments in the immediate vicinity which will be visible from the proposed development as well as their settings.
2. The potential for noise from the development detracting from many church events.
3. The design and setting of the proposed dwelling:
 - a. The windows to the bathroom, the study, the kitchen and the living room do not meet the standards set out in the Building Research Establishment's "Site Layout Planning for Daylight and Sunlight: A guide to good practice (2011)". The boundary walls are higher than the ground floor windows (as a result of lowering the ground level) and in most places are around 0.5m away.
 - b. Lack of car parking spaces and the size of space allocated and there being no space for visitors' cars. This will impact on Church Hatch which is already full with existing residents' cars.
 - c. The amenity space for the dwelling is very limited. Access for maintenance will be challenging. The house is too dominant for the plot size and represents over-development of the site.
 - d. The location is considered to be a 'backland' development as the site does not have a street frontage as the frontage along Church Hatch is a Grade II listed wall for the full length of the development and the access to the house is by means of an access over the rear of the residential properties of The Kings and developed in the garden of The Kings's properties.
 - e. The Downton Village Design Statement emphasises the importance of the High Street area with all development expected to enhance the street scene. Although the proposed dwelling has red brick elevations and a claytile roof, the proposed wooden cladding is not present on any other residential buildings in the area, although it is present on some outbuildings.
 - f. The application form states that this development is a replacement property which is incorrect.
 - g. Shared access arrangements are unclear, particularly as one of the neighbouring properties using this shared access has objected to the development.
 - h. Downton suffers from both groundwater flooding and sewer flooding as a result of groundwater ingress. It is unacceptable at this stage in an application for foul waste disposal to be unknown.

21.17 Next meeting: The next meeting will be held on Monday 11th December 2017 at 6.30 pm at the Memorial Hall, The Borough, Downton.

With no other business, the meeting closed at 7.00 pm.

