

Katrina Chalk

Unit Five

LO25 A CiLCA qualified officer understands how to write an appropriate objection to a planning application.

Assessment criteria

25.1 present arguments against a planning application supported by references to polices and other materials considerations.

Overton Community Council
Planning Committee 27th April 2019

Present: Cllr Hellingman, Cllr Pugh (Chairman), Cllr Roberts and Cllr Walker

Residents: Mr Eger, Mr England, Mrs Miller, Mr Miller and Mrs Roberts

1. 2019. 1 Questions or comments from members of the public

Residents raised a number of objections to the development: -

- The application requests 6 apartments – this would have an impact on parking on the High Street, which is already at capacity.
- The first floor windows to the rear of the property would overlook a neighbour's garden.
- 6 Apartments would be too many for this location (concerns about the end use of these properties was raised i.e. Air bnb or short lets).

2. 2019. 2 Apologies

Cllr Coles

3. 2019. 3 To disclose personal and pecuniary interests in item of business to be discussed at the meeting. - none disclosed

4. 2019. 4 To discuss the recent planning application: -

Planning Application No	Address of Application	Brief Details	Date Applied For	Status
P/2019/00284	4-5 High Street	Change of use of former Post Office into Residential. Extension to rear to form 2 1 bedroom apartments, extend and alterations to 3 bed first floor flat to form 2 1 bedroom apartments , demolish existing rear two storey extension and construct rear extension to form 2 1 bedroom apartments (6 1 bedroom apartments in total)	15/04/2019	Objections raised

Members acknowledged the premises would not be used for shopping/commercial facilities again and whilst members recognise the building is in need of modernisation and repair, they objected to a development of 6 apartments. Two semi-detached properties would be in keeping with the surrounding properties, enhance the village and be a more sustainable development.

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The Planning Officer responded to Access and Car Parking in an enquiry letter (ENQ/2019/0061) "No on-site parking provision is provided with the proposal. However, compared to the existing uses, proposed parking demand and traffic general would be less than current and the Highway Authority would have no objection on the basis."

Using The Post office would have involved some parking requirements, but only for a brief period of transaction within; however, a large number of customers were local and would have walked to the premises. The bus although offering a much reduced service, has a designated stop outside this building with a raised step for ease of access, currently it can be difficult for the bus to park next to the raised step, with potentially more vehicles parked on this stretch of the High Street, it would increase this problem. In addition, there is an H bar on this side of street and 2H bars and bus stop on the opposite side thus reducing parking space.

There is an extremely busy Corner shop heavily used by through traffic and it generates a high volume of outlying local traffic. The butcher is similarly placed and the White Horse pub generates parking until late at night. Loss of parking for their customers might impact hugely on those businesses. It is unlikely the public car park would be used.

Also large trades and service vehicles often have to double-park which impacts on the hgv traffic in particular. Existing residents have difficulty now parking outside their properties. Willow Street is rapidly becoming an 'over spill' park. Whilst there is a public car park to the rear of the surgery it fills rapidly when there are funerals and the High Street is again used.

The application could possibly generate up to 12 extra vehicles and unlike the brief parking of the trade users, be in situ for many hours.

There would also be an issue when the dustbins and recycling bins were put out, as they could be blocking the pavement all day. The nuisances caused by the 6 apartment development such as noise will have an impact on the neighbouring properties.

Drawing 1383:7 – Elevations as proposed (sheet 2 of 2) indicates the chimney stacks to be demolished. These chimney stacks are on many of the properties on this side of the High Street and enhance the visual appearance (and are shown in Overton Conservation Area Assessment and Management Plan). Therefore, the chimney stacks should not be removed. Policy EC7 (Conservation Areas)

The applicant has requested to use uPVC black rainwater goods. Members object to this as the neighbouring properties have cast iron and, as stated in EC7 *alterations or additions to existing buildings in conservation areas.... Must reflect the design and character of the area as a whole*. The rainwater goods should be replaced with cast iron.

The applicant has requested to use Marley Trutone fibre cement tiles. These will not enhance or preserve the building, or surrounding ones. Clay tiles should be reinstated to maintain the visual character, as stated in Policy EC8.

Members noted or requested the following:

- Only one of the windows on the side elevation as proposed has obscure glazed windows, the larger window, which also overlooks No3 High Street, also requires obscure glazing.

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- A full report from the Fire Authority is required as the very restricted and limited external areas, due to the extension, which by nature of the development means that in an emergency, occupants would need to get out into the street which would mean walking under / through a potentially burning / collapsing building.
- How would the existing front door be blocked up?
- Drawing 1383:07 indicates that roof lights are to be installed. As the attic space is not being converted, there is no need for this installation.

Resolved: Members voted against this application.

Meeting closed 11.10 hours.