

BADWELL ASH PARISH COUNCIL
MINUTES OF THE PARISH COUNCIL PLANNING MEETING
WEDNESDAY 9 AUGUST 2022

PRESENT:

Councillors Richard Morris (RM) (Chairman), Clive Morris (CM), Stephen Russell (SR), Clive Hawkins (CH), Lesley Yates (LY).

1. PUBLIC FORUM

7 members of the public were in attendance. All residents were given the opportunity to speak and there followed lengthy objections to both 4.2 and 4.3 on the Agenda. The Chairman confirmed that all comments were gratefully accepted and would be borne in mind when the Councillors made their final decision.

2. APOLOGIES

Cllr Will Draper, County Councillor Andy Mellen and District Councillor Richard Meyer.

3. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

3.1 None.

3.2 None.

4. PLANNING

4.1 To consider a planning consultation letter relating to planning application DC/22/03718 Orchard House, Richer Road, Badwell Ash. The Councillors discussed the pruning of this Walnut Tree with a TPO and were in agreement with the proposed plan.

4.2 To consider a planning consultation request letter relating to planning application DC/22/03207 Land at Dovedale Close, Badwell Ash. The Councillors discussed this application at length and unanimously rejected the application in its present form on the following grounds:

* The entrance to Dovedale is from a 60mph road (not 30mph as in the Access Statement) thereby making turning into or out of Dovedale an extremely dangerous manoeuvre and not satisfactory from a highway safety viewpoint.

* Dovedale is a private, unadopted road, the surface of which is already showing signs of erosion. The maintenance and upkeep is shared by the existing properties. No mention has been made that the proposed additional new properties will contribute to its upkeep.

* No provision for pavements or street lighting has been included in the application.

* Due to the topography of the proposed site being at a much lower level than the existing houses, the loss of privacy and overlooking to the existing houses - particularly High Gardens and Winter Fell will be profound.

* Due to the proposed clearing of all vegetation at the entrance to the site, the existing Pumping Station will be exposed and will be a 'blot on the landscape' for all householders without the provision of new screening.

* The provision of a quadruple garage for Plot 3 is totally superfluous and not in keeping with the existing houses in area.

* The proposed increase in vehicular activity (up to 8 additional cars) entering and returning to the site in Winter will cause extreme light pollution to the existing two houses at higher level shining into all their rooms causing light pollution.

* As already mentioned, the site is at a much lower level than the existing houses and is liable to surface water flooding in the winter months and will require extensive soakaways to deal with it.

4.3 To consider a planning consultation request letter relating to planning application - DC/22/02248 Croft Cottage, The Street, Badwell Ash IP31 3DH. The Councillors discussed this

application at some length and were unanimous in their rejection of this application on the following grounds:

- * The proposed use of the unmade track as the access route is not feasible as it is in direct contravention with the Land Registry covenants for SK200740 which clearly states in Section C(b) not to use the land hereby conveyed for any purposes except agricultural or a nature reserve.
- * The unmade track is a well-used public footpath in the village and its use for vehicles of any description would be highly dangerous for families, dog walkers and cause a safety issue.
- * The egress from the unmade track onto the highway by a vehicle of any shape or size would be highly dangerous due to the lack of visibility at the junction, the parking at the Fish & Chip shop opposite and the general parking by the householders on The Street who have no private driveways.
- * The layout, design and appearance of the proposed house is totally at odds with the Grade II listed Croft Cottage which is a thatched cottage sharing the same site as well as the proximity to the Grade 1 listed St Mary's Church and is thereby wholly inappropriate.
- * The rear aspect of the proposed house which is three (3) stories high totally overlooks the property adjacent to it (Woodland House) thereby causing them total loss of privacy.
- * Concern was expressed by the Councillors regarding the water courses to both sides of the proposed plot - the culvert to the NW and the underground spring to the SW. The low lying nature of this plot is renowned for flooding in the winter months and it would not be traversable by vehicles.
- * The proposed plan appears to overlap the village boundary to the north of the plot and is therefore unacceptable.

5. NEXT MEETING
13 September

Carole Rose, Parish Clerk
19 August 2022