

**DALHAM PARISH COUNCIL****Minutes of the planning meeting held on Thursday 13<sup>th</sup> October 2016**

**Councillors present: Isobel Aylott (Chairman), Rachael Padman and Karine Ferrin.**

**Also present: Joanne Kirk (Clerk) and 12 members of the public**

**The following issues were raised during the Open Forum**

The retrospective planning application for The Woodyard. The following points were made:

- It needs to be made clear to residents that if this application is approved, it will not lead to 9 further properties being built as in the original planning application as a lot of residents are concerned that approving this application will set a precedent
- The access into the site is dangerous
- By submitting a retrospective planning application, surely that indicates that the building of the properties took place without planning permission.
- It seems extraordinary that the whole process of issuing an enforcement notice, the appeal and decision notice requiring the demolition of the two properties only for the building to be allowed to remain if the applicant applies for retrospective planning permission.

The applicant explained that he put in a retrospective application as this was what Forest Heath District Council advised. He was told that he needed to employ a professional planning consultant, which he did. He began to explain the background to the original Enforcement Notice and that he believed he did have planning permission. The Chairman explained that the purpose of the meeting was to discuss the current application and not revisit the information presented to the Planning Inspector at the appeal.

**1. Acceptance of apologies for absence**

Apologies were received from Jackie Bolton.

**2. Declaration of Interest in items on the agenda**

No councillors declared an interest in any items on the agenda. Rachael Padman declared an interest in the planning application for Meadow Barn as it is her neighbour.

**3. Approval of minutes of the last planning meeting held on 16<sup>th</sup> December 2014**

It was resolved that the minutes were correct. The chairman then signed them.

**4. Planning**

**a) DC/16/1932/FUL, The Mill, Stores Hill, Dalham, Single storey side extension (following demolition of unauthorised two storey side extension)**

It was resolved that no objections would be made to this application.

**b) DC/16/1735/FUL, The Woodyard, Stores Hill, Dalham, 2 dwellings and ancillary access arrangements (retrospective)**

It was resolved that the Parish Council would object to this application and would submit the following response:

The Parish Council assumes that the fact that there is a demolition notice on the property will be taken into consideration by FHDC when making its decision. The Parish Council's has formulated its response based on how it would have treated the application had it been built on an undeveloped plot. The Parish Council objects for the following reasons:

- The Parish Council stands by the objections it made at the Planning Appeal namely that all planning applications should comply with with current planning regulations.
- The design of the proposed developments is out of character with the local vernacular architecture, where over 30% of the properties are listed, and would cause harm to the unique visual amenities of Dalham's varied street scene and conservation area.
- The size is too large compared to the Almshouses nearby, the shape of the roof is of a modern style which is not reflected anywhere else in Dalham.
- The design and scale of the properties adversely impacts on the the views into and out of the Conservation Area.
- The position of the exit road is unsuitable for the location which is at the bottom of a hill and outside the 30mph speed limit which means that traffic will be approaching at speed. The section of road is already dangerous as it narrows into a sharp bend and is the main route for traffic including HGVs passing through Dalham from the A14.

**c) DC/16/2151/TCA, Meadow Barn, 38 The Street, Dalham, Fell two silver birch**

It was resolved that no objections would be made to this application.

**5. Approval of any payments**

It was resolved that the following payments would be approved:

**a) Dalham Village Hall Charity – hire of the village hall for defibrillator training – S137 - **£22.50****

**b) The defibrillator has now been delivered. The clerk was authorised to make the payment once the invoice has been received.**

**6. Highways/rights of way matters/tree or transport issues:**

**a) Speed reduction measures or vehicle Activated Signs**

It was resolved that the Council would request a Vehicle Activated Sign as its preferred speed reduction measure and that the clerk would contact Robin Millar to confirm this. The clerk was also asked to contact Roger Dicker to find if he would be willing to put some of his locality money towards funding additional speed reduction measures.

**There being no further business the meeting closed at 7.31pm.**

Signed ..... (Chairman) Dated .....