



**MINUTES OF PARISH COUNCIL PLANNING
MEETING
HELD ON 20TH MAY, 2006, IN THE COMMITTEE ROOM,
VILLAGE HALL, PLUMPTON GREEN**

PRESENT:

Mr R. Taylor
Mrs C Thompson
Mrs. S Angel
Mr. T. Hawthorne
Mr. P. Ramsay
Mrs. S. Angel

11 Members of the public
1 developer

1. APOLOGIES

Mr. K. Speirs, Mrs. B. Watson, Mrs. S. Akers, Mr. K. Beard

2. MINUTES:

None to sign

3. APPLICATIONS

Mr. Speirs and Mrs. Watson were not present, both had an interest and signed the book at the Parish Council meeting.
Two letters of objection were received.

**LW/06/0353 Plumpton Garage, Station Road, Plumpton Green.
Amended plans 2 x 1 bed flats, 2 x 2 bed flats, 3 x 3 bed houses and 2
x 4 bed houses.**

The new plan was looked at and it was thought that nothing much had changed. The developer said some issues had been addressed. It was suggested that the house was kept, but the developer advised that it was not feasible for the house to be converted into flats.
Concerns were expressed about the number of movements which would be caused by the number of properties proposed, around 60 a day.

The following comments were sent to LDC.

The Council opposes this applications for the following reasons:

1. Over intensification of the site. Although the density has been reduced from the initial scheme by two dwellings, this still now gives a density of 54m dwellings per hectare (dph). The government guidelines gives densities of 30-50 dph.
2. No low cost housing.
3. PC do not wish to see existing house demolished, and feel this should be incorporated into the scheme.
4. Loss of hairdresser's business which is well used by local people who have no transport to go elsewhere due to insufficient public transport. Relocation for hairdresser would be very difficult. PC would like hairdresser's premises to remain.

5. Several local businesses have disappeared over the last few years. PC encourages local businesses.
6. It is understood that there is a spring in the centre of the proposed plot and this needs investigation.
7. The access to the site is on the edge of the road. Increased traffic movements on a busy road where pedestrians, especially children, going to and from school, could be at risk. There have been two accidents involving children. Large vehicle access would be difficult, including emergency services.
8. Inadequate parking 1.9 per unit. Some parking would be in garages and occupants are not necessarily going to use their garages to park their cars. Only three visitor spaces.
9. Extra building could impact on drainage soak away system. Will existing drainage system in the village cope?
10. Height of units 3,4,5 and 6 are excessive in relation to existing vernacular buildings; (site surrounded by single storey bungalows). 6 and 7 are higher than existing building. Whilst using existing boundary line, units 1, 2, 8 and 9 are too far forward and this could cause visibility problems when leaving the site.
11. PC would like to have building line drawn from railway Cottage to the front of Candella. Whilst existing building is being used to set the building line precedence on site, it should be noted that this is a small building both in height and stature and does not have an imposing effect on location. Elevations of all proposed units do not have the same visual impact as Railway Cottage and Candella, and different heights would not be in keeping with aforementioned buildings.
12. If low level buildings are built, all units, particularly, 3, 4 and 5 permitted development rights to place Velux roof windows should be excluded as they would overlook other properties.
13. Nos. 4, 6 and 8 East View Fields would suffer lack of privacy, noise nuisance, and would be overlooked by proposed units 3, 4 and 5 which have patios close to the aforementioned properties.
14. Proposed white fascia boarding on all buildings is not in keeping with the location.
15. A possible planning gain mentioned in application for the provision of extra facilities for children within the village is not relevant. Any planning gain must be relevant to the local community.