

**STANSFIELD PARISH COUNCIL****Minutes of the planning meeting held on Monday 24<sup>th</sup> August 2020 via Zoom**

**Councillors present: Sarah Hopkins (Chairman), Julie Ghirardani, Fran Brown and John Underdown**

**Also present: Joanne Kirk (Clerk), District and County Councillor Mary Evans and 4 members of the public**

**Open Forum**

The following issues were raised during the Open Forum:

- Planning application DC/20/1270/HH  
One person expressed their view that a single storey extension would be more appropriate. The applicant explained that he investigated the possibility of building a single storey extension, but because his property is much narrower than the neighbouring property, he cannot make a single storey extension work in the space he has. The height of the roofline of the proposed extension will be lower than the existing roofline.

**1. Acceptance of apologies for absence**

Apologies were received from Ed Cardozo, Fay Gridley and Robert Dennis.

**2. Declaration of Interest in items on the agenda and dispensation requests**

No councillors declared an interest in any items on the agenda.

**3. Planning**

- a) **DC/20/1270/HH - Lower Thatch Cottage, Plough Hill, Stansfield - two storey rear extension and single storey side extension (following removal of existing extension and outbuildings) and DC/20/1271/LB - Lower Thatch Cottage, Plough Hill, Stansfield - (i) two storey rear and single storey side extensions (following removal of existing extensions and outbuildings) (ii) re-orientation of stairs to first floor (iii) create roof access to new extension (iv) remove window from ground floor and replace with oak studs and plaster (v) insert window to south elevation on first floor (vii) remove kitchen door and replace with new oak studs and plaster (viii) new chimney and ridge roof light**

It was resolved that the Parish Council would submit the following response:

- Stansfield Parish Council has no objections to the principle of extending and renovating the property. The Parish Council supports the fact that traditional materials would be used and that the applicant has tried to ensure that the extension will be sympathetic to its setting as a listed building
  - The Parish Council is concerned about the height of the two-storey extension which is contrary to DM15 and DM24 which state that any proposal should be of an appropriate scale, form and height which respects the existing building and its setting.
  - The Parish Council is also concerned about the impact on the residential amenity of the adjoining property due to overshadowing and loss of light. DM24 states that an extension should not adversely affect the residential amenity of neighbouring properties.
- b) The Ministry of Housing, Communities and Local Government consultations on reform of the planning system:
- Changes to the current planning system
  - Planning for the future - the planning white paper
  - Transparency and competition: a call for evidence on data on land control

It was resolved that Sarah Hopkins and Julie Ghirardani would review the document initially and prioritise the questions relevant to Stansfield and focus on those. They will then prepare a draft response to the specific questions posed by NALC and circulate their suggestions to councillors ahead of the September meeting. The final document will be approved at the September meeting.

**4. Any other business for noting or including on the next agenda**

- The Housing Needs Surveys have been collected. The clerk agreed to draft a guide on how to respond and print these off as soon as possible. Fran Brown agreed to send information about the surveys to the Parish Pump.
- The clerk agreed to send information about the Government planning consultations to the Parish Pump.

**There being no further business the meeting closed at 8pm**

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