

## Planning Up-dates 21 September 2018

### General

- *If you have any queries about planning matters in the Parish, please contact the Clerk.*
- *You can find the Parish Council's comments on any application by entering the DC number into HDC's planning portal.*
- *The Parish Council would like to thank all residents who comment on planning applications and who speak at HDC's Planning Committee meetings.*

### 1. Micklepage, Nuthurst Street (DC/18/1046)

At HDC's August Planning Committee meeting, the developer and planning officers successfully persuaded District Councillors that because application DC/18/1046 involved the removal of the window in the room above the garage (and an alteration to the slope on part of the roof above the garage), that the room was not "habitable" as a bedroom as it had no natural light. Consequently, both the developer and planning officers argued that the houses were 3 bedroomed and thus fully compliant with the Neighbourhood Plan (NP). Since successfully gaining this retrospective planning permission from HDC, the developer has initiated two further actions.

**Firstly**, the developer has put in a new application DC/18/1883 for the reinstatement of a window above the garage, thus rendering the room above the garage "habitable" as a double bedroom. With this application, the houses will therefore be returned to four upstairs bedrooms. This contravenes the NP which specifies a maximum of 3 bedrooms. The Parish Council has submitted a strong objection to this new application.

**Secondly**, the developer has appealed to the Planning Inspectorate at Bristol against HDC's earlier refusal of these 5 bedroomed houses (DC/17/2524). When the Parish Council has further details, it will place on its website instructions on how to comment to the Planning Inspectorate on this appeal.

## **2. Coolhurst Close, Monks Gate (DC/18/1792)**

This site is allocated in the NP for 9 to 12 houses. The developer has divided the site into two parts. 10 houses on the larger part of the site are currently under construction. This new application DC/18/1792 seeks to put a further 5 houses on the remaining smaller part of the site. This would mean a total of 15 houses in contravention of the maximum of 12 houses specified in the NP. The Parish Council has submitted a strong objection.

## **3. Land behind Little Homefield, on the A281 at Mannings Heath (DC/18/1849)**

The site is not allocated for development in the NP. The previous application to build 8 houses on this “backland” site has been withdrawn. This new application is for six houses (3 pairs of semis in a straight line), using the same access road as the adjacent NP site. The Parish Council has submitted a strong objection.

## **4. Proposed five gypsy pitches behind Millers Mead, Nuthurst Street (DC/17/2534)**

The owner has appealed against HDC’s refusal of planning permission for the 5 pitches. This follows on from HDC’s recent grant of planning permission for 4 gypsy pitches at Bar Lane, Copsale. It should be noted that HDC does not currently have a 5 year supply of gypsy pitches. The Parish Council has submitted a strong representation asking the Planning Inspectorate to dismiss the appeal. A decision is awaited.

## **5. Felling 4 trees, surgery 9 trees, Saddlers Farm, Greens Lane, Mannings Heath (DC/18/1443).**

HDC has approved this application, despite strong objections from the Parish Council and residents.

## **6. House adjacent to the Dun Horse pub, Mannings Heath (DC/17/2294)**

This application was refused by HDC but for only one reason, the lack of parking. It is open to the developer to appeal.