

**SITE VIEWING GROUP VISIT  
15 JANUARY 2019**

Present: Councillors Morrall, Bell, Lloyd and Maguire.

(Councillors Griffiths and G Lawman also attended site viewing).

**1. WP/18/00674/FUL – LAND AT THE REAR OF 102 ORLINGBURY ROAD, ISHAM**

In addition to the Site Viewing Group, others present were:

M Swann (Principal Planning Manager)

D Kirk (Senior Development Management Officer)

F Hubbard (Democratic Services Officer)

Representative from Isham Parish Council (Miss J Gillard)

Councillor Bone

Applicant

The site viewing group assembled and the applicant explained the scheme for a new vehicular access. He clarified that he owns 102 and 98 Orlingbury Road with land to the rear with stables and a manège.

The applicant explained that the new access would have a new wall which would mirror parallel with the existing garden boundary wall of 102 Orlingbury Road, with a tarmac splay and drainage. He added that a set of gates would also be included and these would be set back from the highway verge to give plenty of room to drive in and out of the access.

The Parish Council representative had concerns in relation to the following:

- An additional access – objecting to 2 accesses for 1 property;
- The Sycamore that had been removed;
- Traffic concerns with the road - reporting 470 cars over the speed limit, per 24 hours; domestic animals being killed on the road; and increase in traffic with the DB Symmetry planning application;
- Future development to the rear of the dwelling.

In relation to the tree the applicant stated that the Sycamore tree had encroached a quarter onto the highway and three quarters onto his land and was unsafe and diseased. The applicant stated he could provide reports to confirm this.

The applicant explained that as there was already an access no additional traffic would be coming in and out and this new access would make a multi user access. He reported that comments had been made that he may have a livery business but clarified that this can't be commercial as it's not big enough, having a maximum of 3 stables.

The site viewing group then proceeded to the rear and viewed the newly roofed stable block and the re-fenced manège. In the spring, the applicant has plans to re-seed and level some of the land and plant some Laurel. The owner of land to the rear had also offered the applicant access to his land for the horses to use as a paddock.

The applicant confirmed that he did not currently own any horses.

A member asked who the construction vehicles belonged to and the applicant confirmed that he owns them.

## **2. WP/18/00687/FUL – 1B SOUTH STREET, ISHAM**

In addition to the Site Viewing Group, others present were:

M Swann (Principal Planning Manager)

D Kirk (Senior Development Management Officer)

F Hubbard (Democratic Services Officer)

Representative from Isham Parish Council (Councillor C Hallam)

Councillor Bone

Applicant

Occupiers of 5 and 6 Park Close

The site viewing group assembled and the scheme was explained for one window to the front elevation, a dormer window in the roof on the front and a conservation roof light and another conservation roof light to the rear elevation.

A new single storey extension was also proposed at the rear. The Senior Development Management Officer explained that the extension would sit below the height of the existing ridge line and it was proposed that the roof would be pitched and have roof tiles.

The occupier of 6 Park Close had concerns about the height of the extension and the closeness of the proposal to the rear boundary/elevation of her property but on site commented there was quite a reasonable amount of land between the proposal and her boundary.

The occupier of 5 Park Close had the following concerns:

- The proposal was in a conservation area - was in appropriate;
- Overlooking from the gable window;
- The extension coming closer to her home;
- Concerns that the two trees in the garden would be removed and her privacy lost;
- Amenity of her garden being compromised.

**3. WP/18/00688/FUL – LAND TO THE REAR OF 31 EDWARD ROAD, IRCHESTER**

In addition to the Site Viewing Group, others present were:

M Swann (Principal Planning Manager)

D Kirk (Senior Development Management Officer)

F Hubbard (Democratic Services Officer)

Applicant

The site viewing group assembled and the Senior Development Management Officer explained the scheme for a bungalow on part of the rear garden and area of hard standing associated with number 31 Edward Road.

The Senior Development Management Officer reported that the proposal did not meet national space standards for a new dwelling. She added there was also inadequate parking to serve 31 Edward Road the host dwelling and to accommodate two cars the area of hardstanding would need to be extended, thereby reducing the amount of private amenity space for the host and proposed dwelling. The site history was explained, schemes for a two storey dwelling house and a chalet 1.5 storey dwelling had been previously refused.