

North Wootton Parish Council



Clerk to the Parish

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Minutes of the Parish Council Meeting of North Wootton Parish Council held in the North Wootton Village Hall on Tuesday 23rd January 2018.

PRESENT Cllr A Townend (in the Chair), Cllr M Hoddinott, Cllr S Shimmin and Cllr M Smith

10 members of the public were present.

The Chairman opened the meeting at 19.30

1. **To receive any apologies for absence** – apologies for absence were received from the Chairman, Cllr A Bovey and the parish clerk.
2. **To receive any declarations of interest** – There were no declarations of interest.
3. **To receive comments and questions from members of the public** - The Vice-Chairman advised those present that the only material matter on the agenda was consideration of planning application 2017/3377/HSE, which seeks retrospective approval to the sun room extension of Too Hoots, 1A Pilton Road, North Wootton, and construction of which was already at an advanced stage.

Comments were made by a number of members of the public on various aspects of the application including the perceived impact that the sun room extension would have on neighbouring properties and the public amenity of the Community Garden. Councillors noted all of the comments made by those present.

4. **To Consider the Parish Council's response to planning application 2017/3377/HSE**
Cllr Townend reminded his fellow-councillors that at the site meeting the applicants had advised that they had genuinely felt that the sun room was covered by Permitted Development which was why they had not applied for permission before construction started. They had also advised that they had no intention of using its roof as a first floor terrace and they were prepared to disable the external fittings on the French windows to make this impractical.

Councillors expressed their frustration about having to consider a second retrospective application within a month.

They noted that the drawings accompanying the application show only two roof lights along the north east roof, not the three that have actually been installed and none of which were originally approved. They also noted that outward opening French windows have

Chairman's signature.....

been installed at the first floor level on the North West wall of the master bedroom, potentially giving access to the sun room roof, rather than inward opening doors with a Juliet balcony as originally approved. Neither change had been mentioned in the narrative application.

However, a majority of councillors felt that the new room did not materially further reduce the amenity of neighbouring properties. Councillors were of the opinion that the planning authorities would be prepared to enforce restrictions preventing the use of the sun room roof as a roof terrace accessible from the first floor French windows.

It was resolved to instruct the Parish Clerk to respond to the consultation drawing attention to the discrepancies within the application and enforcement and with a specific request for a planning condition prohibiting the use of the sun room roof as a roof terrace.

5. Date of next Meeting – 20th March 2018

Unless other planning matters arise which require another extraordinary meeting, the next meeting would, as previously advised, be on Tuesday 20th March 2018.

There being no further business, the Vice-Chairman closed the meeting at 20.50.

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