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Minutes of the Pulloxhill Parish Council Planning Meeting held 7.00 pm on Monday 13th September 2021 at The Shelter, Orchard Road.

Minute		Action by:
PC2109-054	Election of Chairman: Cllr Leatherland	
PC2109-055	Apologies: Cllr Arnold	
PC2109-056	Present: Cllrs Austin, Higson, Leatherland, McCall Brian Green - Clerk	
PC2109-057	Declarations of Interest: none	
PC2109-058	Minutes of meeting: 2 nd August 2021 – approved as a true record	
PC2109-059	Public Forum: none	
	Review of Planning Applications	
PC2109-060	1. 21/03846/Full & 21/0384/LB Pippin Barn, The Old Orchard, Barton Road Replace conservatory roof, addition of velux windows The Committee noted that this application related to a building and area of special conservation interest in which there are special conditions and status. The Committee had no further comment.	
PC2109-061	2. 21/03894 The Edge, Blackhill Lane 2 storey side extension The Committee wish to refer to application 16/01594 which was refused on the grounds “ ... excessive size, projection and unsatisfactory design detrimental to the character and appearance of the area” The Committee considers the current application to be similar in design to the above in that the basement,	

	<p>which would appear to be glass fronted, creates a two storey structure, which is visible from Sharpenhoe Clappers and from the surrounding area of natural beauty which is used by members of the public. This would have a significant detrimental effect on the topography of the area.</p> <p>It was also noted that application 16/05552 had a condition requiring significant landscaping upon completion, in an attempt to mitigate this effect on the surrounding area.</p> <p>The Committee do not support the application.</p>	
PC2109-062	<p>3. 21/03914 5 St James Close Loft conversion with front and rear dormers, new pitched roof front porch</p> <p>No comment</p>	
PC2109-063	<p>4. 21/03777 26 Orchard Road Glass balustrade to existing balcony</p> <p>No comment</p>	
PC2109-064	<p>5. 21/03264 50 Tyburn Lane Single storey rear extension, pitched roofs over dormer, replace boundary wall with fence NOTE: This had been reviewed by the Planning Committee outside the meeting in order to meet Planning timescales. Submitted comments: Pulloxhill Planning Committee have provided 2 comments on the above application:</p> <p>1 The Planning Application states the extension cannot be seen from the road. This is incorrect as it is clearly visible from Whinnetts Way and may therefore create a change in the visual aspects of the area.</p> <p>2 the planning applications appears to remove a brick wall and replace is with a wooden fence. The remainder of the perimeter appears to be brick walling so the use of a wooden fence would again change the characteristics of the area and not be in keeping with the existing, remaining, boundary.</p> <p>During the meeting it was reported that the fence to be erected would reduce the amount of amenity land visible on entering Whinnetts Way. The Parish Council is adverse to any reductions in amenity land. (email sent to Planning Department stating the above).</p>	
	Update on previous applications:	

	No updates	
PC2109-065	Meeting closed 7.32pm	
	Meetings dates: Start 19:30 4th October, 6th December, 10th February 2022 (date change) Start 19:00 1st November, 13th January 2022, 10th March	

Chairman

Date