

Wickham Bishops Parish Council

Parish Councillors:

I S F MacGregor (Chairman)
Mrs A Mickelsen (Vice Chairman)
H M Bass
P J Bates
Mrs R Johnson
S J Nicholas
Mrs R M Pink CBE
B F Sayers
I D Wardrop



Parish Clerk:

Mrs L J Rowland
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MINUTES	
Of Planning Committee Meeting held on Friday 13 th February at 11.30 am in the Village Hall Boardroom	
15P/006	<p>Those Present and Apologies for Absence</p> <p>In the chair: Cllr Sayers</p> <p>Present: Cllrs Bass, Johnson, MacGregor and Mickelsen; Cllr Pink (to the conclusion of 15P/008); the Clerk</p> <p>There were no Apologies for Absence.</p> <p>There were six members of the public were present (to the conclusion of 15P/008).</p>
15P/007	<p>Declaration of Interests and Compliance with the Ethical Framework</p> <p>There were no Declarations received.</p>
	<p>Public Forum</p> <p>The Planning Chairman allowed comments from the public.</p> <p>Two members of the public spoke against ECC's proposed Public Right of Way Amendment to Footpath 13, subject of 15P/008.</p> <p>The current owner and two representatives of the prospective purchaser of Ballards spoke in support of ECC's proposed Public Right of Way Amendment to Footpath 13, subject of 15P/008.</p>
15P/008	<p>Public Right of Way Amendment – Footpath 13</p> <p>Six emailed objections from local residents had been received.</p> <p>A document in support of the proposals had been received from the representative of the owner of Ballards.</p> <p>It was noted that the proposed re-routings would not terminate at the original end-point 'B' of the footpath and that in order to continue to point B, walkers would be forced to use Wickham Hall Lane, a near doubling of the original route.</p> <p>The Planning Committee recognised that Wickham Hall Lane is a narrow road with steep sides, high hedging and no verge. It was considered that there would be no clear passing room for vehicles and so the safety of walkers would be compromised by each proposed option. This would be particularly dangerous when families pushing buggies, known to use the footpath in summer, would have to use the road instead which is not wide enough for a buggy and a vehicle to pass. The added threat to personal safety, forcing walkers to scramble up steep banking, would lead to a reduction of the public's enjoyment.</p> <p>It was further noted that the proposed termination point 3 was approximately 1 metre</p>

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	<p>higher than Wickham Hall Lane so work would be required to provide safe access for pedestrians, included disabled. No provision for this had been made.</p> <p>Ballards' field slopes from north to south and the proposed route along the southern hedge is known to be waterlogged more frequently than the existing route. A photograph of the current footpath in winter, illustrating the popularity and good condition of the current route, was provided by the representative of the owner of Ballards.</p> <p>In support of the application it was noted by the Planning Committee that the current route of the footpath was preventing the sale of Ballards, as the footpath ran close to the property causing security and privacy concerns. It was also recorded that the increase in distance of the walk was not substantial, being an additional 160 metres.</p> <p>It was also reported that the Walks Around Wickham Bishops booklet directs walkers along the portion of Wickham Hall Lane in question for one of the walks.</p> <p>Finally, it was noted that the prospective owner of Ballards would commit to laying a proper surface to the new footpath route and to maintain it well in the future.</p> <p>The Planning Committee noted that the proposed diversions would be beneficial to the owner in accordance with the Highways Act 1980 Section 119 (1). As all three options were to a point on the same highway the proposals met part of the requirement of the Highways Act 1980 Section 119 (2), however the additional distance, whilst not large in absolute terms, was nearly a doubling of the existing distance in order to reach point B. Further, with a large portion of the route to B being along a road, giving rise to safety concerns, it was considered that all three options would cause a significant loss of convenience, contrary to the Highways Act 1980 Section 119 (2).</p> <p>In considering the requirement of Highways Act 1980 Section 119 (6) the Planning Committee felt that the negative effects on enjoyment caused by the threat to safety, steepness of Wickham Hall Lane and the potential for muddier conditions underfoot were not offset by any of the three proposed routes.</p> <p>Resolved: that due to a loss of convenience, safety and enjoyment the Planning Committee recommended REFUSAL. Proposed Cllr Sayers, seconded Cllr MacGregor.</p>
15P/009	<p>Planning Applications Discussed</p> <p>Cllr Bass abstained from voting on the following applications due to the potential for him to vote at the District Council planning meeting.</p> <hr/> <p>Application No: HOUSE/MAL/14/01223</p> <p>Proposal: Proposed side extension - amendment to planning application 14/00466/house</p> <p>Location: 37 Byron Drive Wickham Bishops CM8 3ND</p> <p>No letters of objection have been received.</p> <p>The Planning Committee noted that the application is for a smaller extension than currently approved, to which the Planning Committee previously agreed.</p> <p>Resolved: The Planning Committee recommended APPROVAL.</p>

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	<p>Application No: HOUSE/MAL/15/00061</p> <p>Proposal: Raising of ridge to form rooms in roof, single storey rear and side extension, replacement pitched roof over existing garage</p> <p>Location: 8 Wellands Wickham Bishops CM8 3NF</p> <p>The Planning Committee referred the application to the Full Council to review at the 3rd March meeting.</p>
	<p>Application No: HOUSE/MAL/15/00077</p> <p>Proposal: Demolition of existing detached garage and construction of new side extension.</p> <p>Location: 61 Kelvedon Road Wickham Bishops CM8 3NA</p> <p>No letters of objection have been received.</p> <p>Resolved: The Planning Committee recommended APPROVAL.</p>
15P/010	<p>Dates of Future Meetings</p> <ul style="list-style-type: none"> - Tuesday 3rd March General Meeting at 7.30pm - Friday 13th March Planning Meeting at 11.30am
15P/011	Close of Meeting 12.27 pm