

MARSTON MORETEYNE PARISH COUNCIL

Minutes of the Planning & Environment Committee virtual meeting of Marston Moreteyne Parish Council held on Tuesday 15th March 2022, at Marston Moreteyne Community Centre, Great Linns, Marston Moreteyne, MK43 0DD commencing 7.00pm .

Present: Councillors Roberts (Chairman), Chris Banks, Jeanette Little & Chris Martin.
Ward Councillor Robert Morris
4 members of public.

In attendance: Officer: Mrs Hazel Trustam – Parish Clerk

22/03/093 **Apologies for absence**

Apologies for absence were received from Councillors Steve Lonsdale & Janice Green.
Apologies also received from Ward Councillor Ken Matthews.

22/03/094 **Declarations of interest**

No declarations of interest given. Cllr Roberts advised that he had met with two residents earlier that day to look at the site in respect of Planning Application CB/22/00805/FULL – Agenda Item 7.1(b).

22/03/095 **Authorisation of dispensation requests**

No requests were received.

22/03/096 **Public Participation**

Residents raised objections to Planning Application CB/22/00805/FULL, The Old Rectory, The Green, Marston Moreteyne for the erection of a detached single storey building ancillary to the main dwelling.

A new planning application was being submitted following complaints by residents to CBC Planning Authority that the planning permission granted in November 2021 was being breached.

Residents' complaints included the size and shape of the development, which was significantly larger in footprint and height, the location of the development which was closer to residents' boundaries and a lack of windows on one wall creating a featureless 'black slab' effect facing residents' homes.

Residents were disappointed at the lack of consultation by CBC Planning Authority with adjoining residents in respect of both planning applications relating to this site. Some had never received any contact. Residents asked for support from the Planning Committee to object to this application and asked for the application to be referred to CBC's Development Management Committee should the planning officer recommend approval.

The chairman brought forward agenda item 7.1(b) for discussion and agreement of response

22/03/099 (b) Application No. CB/22/00805/FULL

Erection of detached single storey building ancillary to main dwelling
The Old Rectory, The Green, Marston Moreteyne

Following discussion, **it was resolved** to object to the application based on the following reasons:

- The site is within the curtilage of a Grade 2 Listed building and the development is not sympathetic to its heritage surroundings. The creation of a black slabbed wall does nothing to enhance or blend with it with its surroundings.
- The development has been built too close to adjoining neighbours fence lines and significantly higher than that permissioned and as a result has created an overbearing impact on neighbours and overshadows neighbours' gardens.

Chairman Signature

Date

- The development is not in keeping with surrounding buildings and is 1.5m higher than the bungalows in Banks Close.
- The development has been significantly increased in square footage and is no longer the 'L' shape permissioned but a 'C' shape.
- The roof line is no longer a flat roof but a pent roof which increases the original height of the building and creates a detrimental affect to both neighbours and the setting within a Grade 2 Listed building.
- The creation of a 'black slab' effect wall adjacent to neighbours' fence creates an overbearing impact.
- The access currently approved to the new building is that existing for The Old Rectory and therefore off Woburn Road. An access has opened up on Banks Close to the site. No mention has been made of this in the planning application. It is not known whether this is temporary or a new permanent access.
- There is a lack of information relating to any landscape softening within the application.

Ward Cllr Morris advised that he will request that the application be referred to the Development Management Committee should the planning office be minded to recommend approval.

22/03/097 **Minutes of meetings**

It was resolved to defer the approval of the minutes from Tuesday 1st March 2022 to the next meeting.

22/03/098 **Matters arising from the minutes.**

Matters arising deferred to the next meeting.

22/03/099 **Planning Matters**

The following applications were discussed, and responses formulated:

(a) Application No. CB/22/00709/FULL

Ground floor rear extension. Ground floor side extension. Dormer window.
2 Denbigh Close, Marston Moreteyne.
Comments: No objection, neighbours.

(c) Application No. CB/22/00573/FULL

Addition of a 3.6Kw solar panel array to the rear-facing roof
22 Lower Hazeldines, Marston Moreteyne
Comments: Members felt that the drawings supplied with the application were incomprehensible and lacked information. It was agreed to respond with no objections so long as the proposal meets government guidance and building regulations in regard to the solar panels.

22/03/100 **Correspondence**

No correspondence received.

There being no further business to transact, the meeting was closed at 7.21pm.

Chairman Signature

Date