

**GREAT CORNARD PARISH COUNCIL**

Minutes of the Meeting of the **DEVELOPMENT & PLANNING COMMITTEE**

held at The Stevenson Centre at 6.45pm on Monday 23rd January 2023

**PRESENT** Councillors Mr D Young **Chairman** Mrs M Bark Mrs S Bowman Mr K Graham Mr T J Keane

Council Manager Mrs N Tamlyn

Council Administrator Miss E Skuce

1. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Mrs P White, Mrs C J Baker and

Mrs T E A Welsh.

1. **To consider Declarations of Interests and Councillor Requests for Dispensations relating to items on the Agenda**

**NONE**

1. **dECLARATIONS OF GIFTS AND HOSPITALITY**

**NONE**

1. **TO CONSIDER NEW PLANNING APPLICATIONS**
2. **DC/22/05885 – 24 Canhams Road**

Erection of single storey rear extension.

Recommended – **APPROVAL**

1. **DC/22/06244 – 80 Canhams Road**

Construction of solar panels to rear.

Recommended – **APPROVAL**

**AGREED** for the Council Manager to contact the Planning Officer and enquire as to why this application was not considered by the Planning Authority under Permitted Development.

1. **DC/22/06118 – 8 The Pot Kilns**

Raised roof incorporating first floor extension (following demolition of existing roof area), alterations to external appearance and fenestration).

Recommended – **REFUSAL on similar grounds as the Parish Council’s previous objections to refused application DC/21/05281, which are:-**

Increase in size of property not in keeping with the area which is predominantly single storey bungalows.

Insufficient parking for size of property and insufficient space for manoeuvring of vehicles.

Increase in traffic along single track road.

The Parish Council notes the previous case officer’s reason for recommending refusal of application DC/21/05281 i.e., “*the proposed development is considered to result in a significant adverse impact on residential amenity and the character of the area*”. That application was subsequently refused by the Planning Authority and the Parish Council strongly believes that this new application is still overdevelopment of the site and not in keeping with the surrounding area.

1. **DC/22/01280 – Old Joes Driving Range**

Application under s73. for Removal or Variation of a Condition following approval of DC/22/01280 dated 05/05/2022 Town and Country Planning Act 1990 (as amended). Construction of crazy golf course and associated kiosk – to vary condition number 2 (approved plans and documents) – **amended kiosk design**.

Recommended – **REFUSAL on the following grounds**

The Parish Council recommended that the original application be refused. However, the Planning Authority granted permission and the Applicant has now submitted an application to alter the design of the kiosk which is bigger and only has one WC as opposed to three in the original design.

The Parish Council has not changed it’s position and still believes that the kiosk and toilets are unnecessary as there are already public toilets on site. The proposed kiosk is far bigger than is required if it were to only be a place where people pay and hire clubs/balls etc.

Please also be aware that the Parish Council maintains its previous objections to the crazy golf course and associated kiosk as follows:-

Proposal out of character with the surrounding rural area and listed buildings.

Noise generated by the users of the course will increase the inconvenience to neighbouring properties.

**Over development of the site.**

If this is granted, the site would have

* Barn
* Shepherd’s Hut for holiday use
* Clubhouse
* Cafe
* Driving Range
* Special Needs Activity Centre
* Crazy Golf Course and associated kiosk
* And a golf simulator and two holiday lets if the applicant’s appeal is granted

**Highways Issues**

Joes Road is a narrow single track road which already experiences traffic and speeding issues.

There is very little public transport access which will promote the use of private vehicles, significantly increasing the traffic along Joes Road.

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**Meeting closed at 7:12pm**