

## PLANNING REVIEW COMMITTEE

**Wednesday 29 October 2014**

**COUNCILLORS PRESENT:** Councillors Fooks (Vice-Chair, in the Chair), Goddard, Hollick, Kennedy, Lygo, Sinclair, Darke and Munkonge.

**OFFICERS PRESENT:** Murray Hancock (City Development), Michael Morgan (Law and Governance) and Sarah Claridge (Committee and Member Services Officer)

### **8. APOLOGIES FOR ABSENCE**

Apologies from Cllr Fry (substitute Cllr Munkonge), Cllr Turner (substitute Cllr Darke) and Cllr Henwood.

### **9. DECLARATIONS OF INTEREST**

No declarations of interest were made.

### **10. 117 FAIRACRES RD - 14/01012/FUL**

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for a two storey rear extension, two velux style roof lights to side roof slope and porch to front door (Amended description)

In accordance with the criteria for public speaking, the Committee noted that Sarah Wild and Tim Humphrey spoke against the application and Jan Matthews and Lee Reed spoke in favour of it.

The following issues were raised:

- The application has gone through the proper consultation process as it is essentially the same scheme as the previous design.
- The 45 degree rule is a guideline for planning officers to determine the impact of overshadowing causing significant loss of light to a habitable room. In this case, the Case Officer judged that there would not be significant impact on side facing windows in 115 Fairacres Road to justify refusal of planning permission.
- There are no flooding concerns at this property.
- The Highways Authority (HA) is responsible for maintaining Meadow Lane and keeping the lane safe for all road users. The committee did not have powers to require alterations to the lane.

The Committee resolved to APPROVE the planning application subject to the following conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials - matching

- 4 Amenity - no windows to side
- 5 Sustainable drainage
- 6 Detailed parking arrangements to be submitted and approved by the Highways Authority.
- 7 Flood proofing
- 8 Floor levels
- 9 Details of the boundary wall and visibility displays
- 10 Remove permitted development rights

## **11. MINUTES**

The Committee resolved to APPROVE the minutes of the meeting held on 9 July 2014 as a true and accurate record.

## **12. DATES OF FUTURE MEETINGS**

The Committee noted the next scheduled meeting date was 23 December 2014 (if needed).

**The meeting started at 6.05 pm and ended at 6.45 pm**