

**Minutes of an Extra Ordinary Meeting of Stanford Dingley Parish Council held on
Monday 27th July 2021 at 7.30pm.**

Present: Cllr. H. Fullerton (Chairman); Cllr. A. Bucknell; Cllr. C. Dent; Cllr. C. Plank; District Cllr. G. Pask; Mrs. H. Pratt (Clerk).

Five parishioners and former parishioners.

1. Public Session.

1.1. 1913 Map of the Area.

Mr and Mrs Townsend, former residents of Ingle Spring, returned a copy of a 1913 detailed map of the area to the parish. The map was found in the loft of Ingle Spring when they took ownership of it. It was agreed that the map could be framed and hung in the Clubroom once it has been studied by Stuart Logan.

2. Apologies.

Apologies of absence were received and accepted from Cllr. E. Hanrahan.

3. Declaration of Interests.

3.1. Declarations of Interest in Agenda Items.

Cllr. Dent declared an interest in application 21/01648/HOUSE for Roman Way as an immediate neighbour.

3.2. Updates to the Register of Interests.

There were no changes to the Register of Interests.

4. Planning.

4.1. Planning applications sent to SDPC for consultation:

4.1.1. 21/01693/HOUSE – Ingle Spring.

Demolition of existing store, conservatory and utility room. Conversion of existing garage to kitchen. Erection of single-storey and two storey extensions to existing dwelling. Formation of bay window, and removal of existing chimney. Removal of 2 no. trees.

Whilst the application was not viewed as controversial, questions were asked about the conversion of the integrated garage into living accommodation and possible future applications for a garage block.

The Clerk advised councillors that they have to comment on the application before them. The meeting was **closed** for members of the public to speak.

The applicant commented that the existing integrated garage is not large enough for a modern car. The existing derelict barn on the site is in a perilous condition and it is likely that it will be replaced in due course with garaging of some description.

The meeting was **reopened**.

It was unanimously agreed that SDPC has **no objection** to this application.

4.1.2. 21/01648/HOUSE – Roman Way.

Conversion of barn/outbuilding to annexe and construction of carport, all to serve Roman Way.

Concern was raised by councillors about this application for the following reasons: proximity and impact on the neighbouring, listed dwelling, Ducarts, highway safety due to the access being on a sharp bend where three entrances and a footpath already converge and whether in reality this is an application for an independent dwelling. From a planning perspective, the buildings to be converted are not redundant.

It was noted that SDPC must be consistent with its views on conversions of garages and car ports (the application for conversion of a carport at Bradfield Farm 21/00742/FUL was sited). SDPC is of the view that the parish needs smaller, low-cost properties.

The meeting was **closed** for members of the public to speak.

The proposed kitchen window will be less than 1m from the boundary with Ducarts, and the living room windows will overlook the gardens.

This application could set a precedent for converting every outbuilding into a dwelling. Given the location of the site, it could easily be sold off separately to Roman Way. The applicant has suggested that he has no intention of developing any plans even if permission is granted.

The meeting was **reopened**.

It was agreed that SDPC **objects** to this application.

5. Date of next future meetings: SDPC: Monday 6th September at 7.30pm.

There being no further business, the meeting closed at 8.30pm.

Signed:

Date:

DRAFT