

**Minutes of the Planning Committee meeting of Easton on the Hill Parish Council
on Wednesday 2nd September 2020 at 7.00pm at the Village Hall, New Road
(under strict covid-19 compliant conditions)**

Present: Cllr A Cutforth, Cllr J Rawlinson, Cllr Daphne Sharpe

Clerk: J Rice

Members of the public: 1

PC/1	APOLOGIES FOR ABSENCE
	Apologies received from Cllr O’Grady
PC/2	DECLARATIONS OF INTEREST
	To receive all declarations of interest under the Council’s Code of Conduct related to business on the agenda. (Members should disclose any interests in the business to be discussed and are reminded that the disclosure of a Disclosable Pecuniary Interest will require that the member withdraws from the meeting room during the transaction of that item of business). There were no declarations of interest made.
PC/3	PUBLIC TIME. Arrangements will be made for the public to join the meeting remotely or join by telephone call if they wish using the Zoom link on the website. A maximum of 15 minutes will be permitted for members of the public to address the meeting remotely on any item on the agenda. The member of public wished to state their concerns at the planning application for 20 Westfields. They said the description of a “garden room” was misleading as it appears from plans to be a separate dwelling or accommodation with all facilities. They further commented that the house had had lots of development and that this was too much for the plot. They also commented that the pink notices were not displayed and lots of residents did not know about the application.
PC/4	To discuss and agree Parish Council response to the following planning applications: a) 20/00770/FUL s/s garden room (ancillary accommodation to main dwelling) at 20 Westfields. Deadline 3/9/2020 Councillors discussed the comments made and agreed the description was misleading. The plans indicate a separate accommodation and concerns were raised about possible gain to access nearby land for further development in that area. It was seen that Highways had commented that the required number of parking spaces was not available and councillors agreed that many properties and road had increased infill and extensions and this was over development. It was agreed that a response of an objection to this effect would be sent from the council with the added concern over the pink notices. Action; clerk to send. b) 20/00900/FUL erection of rear extension linking existing outbuilding and house at Barn Cottage, New Road. Deadline 3/9/2020 All Councillors agreed there were no objections to this application. Action; clerk to send. c) 20/00986/TCA fell prunus cerasifera due to close proximity of building/foundations, tree roots also growing into drain at 40 Church St. Deadline 11/9/2020 All Councillors agreed there were no objections to this application. Action; clerk to send. d) 20/00988/TCA fell self-set sycamore. Prune Robinia, fell holly tree, prune apple tree at 27 West St. Deadline 11/9/2020 All Councillors agreed there were no objections to this application. Action; clerk to send.

PFC/5	<p>Recent planning application decisions were noted.</p> <ul style="list-style-type: none"> a) 20/00471/FUL replacement 2 storey rear extension, replacement of garage and outbuilding with s/s extension and connecting link at 21 Church St. Permitted b) 20/00673/FUL demolition of a modern pvc conservatory to the rear elevation and its replacement with a s/s glazed extension at 40 Church St. Permitted c) 20/00697/FUL 2 storey side and s/s rear extension at 54 Stamford Rd. Permitted.
PFC/6	<p>To review the planning committee terms of reference in light of advice received regarding the lawful process of determining responses.</p> <p>The clerk explained that the current process of planning committee members deciding on responses to applications needs to be improved and brought in line with lawful processes. All applications can either go before full council before the deadlines (some extensions to deadlines would be necessary) and a decision made there and sent off to the planning authority. Or, the planning committee can similarly hold meetings in public to discuss applications and decide on the council response, if they have delegated powers agreed and in the terms of reference.</p> <p>Or there can be a mixture stipulated in the standing orders and agreed at full council of the clerk sending (some) responses for easier applications, the planning committee meeting for single householder ones and anything over a certain number of houses be decided at full council.</p> <p>It was agreed that the planning committee would put to council to hold meetings every month or as and when necessary (with the required notice and agenda and open to the public) for all applications except ones for more than one house. It was thought that all applications should be sent to all councillors for information as they come in and prior to meetings where the planning committee will report back.</p> <p>Action: clerk to amend terms of reference to be agreed at full council and put on the agenda at the next full council meeting.</p>
	<p>A provisional date of 30/9/2020 was made for the next planning committee meeting, at which a chairman will be elected.</p>