

Minutes of the Planning Committee Meeting of Easton on the Hill Parish Council

held on 11th March 2024 at 6.15pm in the Village Hall, Easton on the Hill

Present: Cllr Lawson, Cllr Mountain and Cllr McAllister

Clerk: J Rice and members of the public: 2

PC/23/57	APOLOGIES FOR ABSENCE
	<p>To receive and note apologies received by the Clerk. There were apologies from Cllr Watson and Cllr Woodman.</p>
PC/23/58	DECLARATIONS OF INTEREST
	<p>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.</p>
PC/23/59	PUBLIC TIME. Arrangements will be made for the public to join the meeting. A maximum of 15 minutes will be permitted for members of the public to address the meeting on any item on the agenda.
	<p>There were 2 neighbours there to raise a concern over the storage unit application on Cliff Road. They raised concerns over the lack of detail on what it would be used for and were interested to listen to the Council discuss it. Cllr Lawson confirmed that they objected to the original application on the grounds of increased vehicles/traffic going on and off the A43 and lack of detail.</p>
PC/23/60	TO RECEIVE AND AGREE AS CORRECT THE MINUTES OF THE MEETING ON 12th FEBRUARY 2024. Chairman to sign.
	<p>The minutes were agreed as a true record and duly signed by the Chairman.</p>
PC/23/61	TO DISCUSS AND AGREE PARISH COUNCIL RESPONSE TO THE FOLLOWING NEW_PLANNING APPLICATION(S):
	<p style="text-align: center;">1) NE/23/00612/FUL Construction of a B8 storage and distribution building at Cliffe Road. Deadline 21/7/23. Objection sent. Still awaiting decision. Main concerns are around traffic and one-way system. Revised plan submitted on 28/2/24 and comments due by 14/3/24 if new comments appropriate. Decide new response, if any.</p> <p>It was noted that the plans had been changed to include new vehicle turning arrangements and include data on “expected” traffic, however no details on what being transported and who they are to be rented to. Concerns were raised about the narrow Cliffe Road not being sufficient to let lorries pass and the increase in traffic entering and leaving the A43, especially with the other businesses nearby creating congestion at junctions - all potentially active at similar times, creating more noise – the materials of the units appearing to have no insulation and so noisy and could echo a lot. It was further stated that the new vehicle turning plans were not adequate. Concerns were also raised about what the “expected” numbers of trips is being based on and could change in the future as renters change. It was agreed to send another objection on these grounds. Action Clerk</p> <p style="text-align: center;">2) NE/24/00179/FUL Replacement windows, doors and rear rooflights at 7 Church St. deadline 25/3/24. Decide response.</p> <p>It was decided to support this application as there is no negative visual impact, as long as conservation area friendly materials are used. Action Clerk</p> <p style="text-align: center;">3) Any new applications that are sent in between agenda publication and meeting date that can be decided at this meeting.</p> <p>There were none.</p> <p style="text-align: center;">4) To note ENC Local Plan Part 2 has been adopted and use references to Local Plan in responses.</p> <p>This was noted.</p> <p style="text-align: center;">5) To receive and note approach from HSL, circulated, and decide response/proposal to PC.</p>

	<p>A question was raised about whether there is a change in settlement boundaries and a query will be raised with the developer and NNC planning. Action Clerk</p> <p>6) To receive and note consultation on permitted development rights, deadline 9/4/24 and decide response. The Clerk will re-circulate if appropriate. Action Clerk</p>
<p>PC/23/62</p>	<p>TO NOTE PLANNING APPLICATION AWAITING DECISIONS OR DECISIONS MADE SINCE LAST MEETING:</p> <p>The following was noted.</p> <ul style="list-style-type: none"> a) NE/24/00074/LBC and 00073/FUL single storey rear extension at 12 High St. Deadline 29/2/24. Support sent, awaiting decision. b) NE/2400039/FUL New front wall, door and roof to part of existing outbuilding at 57 Church St. Deadline 16/2/24. Support sent, permitted 6/3/24. c) NE/23/01331/FUL Installation of an approximately 4.3km below ground pipeline as a diversion to an existing pipeline at Collyweston. Deadline 16/2/24. Response sent neither support nor object, awaiting decision. d) NE/23/00841/FUL Construction of 2 new dwelling houses including one self-build unit, enhancement of orchard priority habitat, proposed parking, landscaping and boundary treatments, associated highway works to deliver turning head at land adjacent Orchard Way. Recommendation to be given to full council in line with terms of reference. Response of support sent. Confirmation received regarding the orchard area passed via resident – managed and maintained by third party. Enquiry sent about process and information circulated. Decision received - refused permission. e) NE/23/00583/FUL S/S rear extension, porch to principal elevation and external alterations, removal of bay window and gables to existing roof, insertion of 2 roof lights and replacement roof tiles, fenestration and render cladding to external brickwork at 46 West St. Deadline 6/8/23, extended. Support sent and now still awaiting decision. f) NE/22/01286/OUT Erection of 44 bed care home at land rear of Exeter Arms. Deadline 28/11/22. Support sent. Applicant has withdrawn the application.
<p>PC/23/63</p>	<p>TO AGREE DATE OF NEXT MEETING - depending on training session planned for 8/4/24 and new applications.</p>