

MAYLAND PARISH COUNCIL
Minutes of the Parish Council Meeting
Held at the Lawling Park Hall on
TUESDAY 27th July 2010 at 7.30pm
Present

Councillor Robinson (Chairman)
Councillor Oatham (Vice Chairman)

Councillor Hawkes
Councillor Spires

Also three members of the public

In the Clerk's absence Cllr Robinson took the minutes.

30. Apologies for Absence

Cllr Houghton, Cllr Lund, Cllr Evans, Cllr Massenhove

31. Code of Conduct Declaring an Interest

None.

32. Planning

Consideration of applications for the council to make comment to the Planning Authority

FUL/MAL/10/00552. Single story rear extension and alterations to public house. Conversion of first floor to motel (5 beds) and 2 no. one bedroom flats. Erection of 2 no. two bedroom flats at rear with associated parking and amenity spaces. Hardy's 36 Imperial Avenue, Mayland.

Cllr Robinson closed the meeting at 7.42pm to allow members of the public to address the Council and outline their comments on the application. The meeting was reopened at 8.01pm.

4 objections.

The Council felt strongly about a number of issues, particularly in relation to the proposed 2x2 bedroomed flats, as listed below:

- The plans appear to be incorrect in respect of the alignment of the rear boundary of the site and therefore the location of the 2x2 bed flats may not be correctly shown
- There are no dimensions shown on the plans
- Buildings for demolition are not shown
- The site map is out of date
- Concerns about drainage and that development will exacerbate possible flooding to the gardens of nearby properties
- Overlooking of properties to the rear from the roof windows and possibly the downstairs rear windows
- Inadequate parking provision – development could generate significant parking needs, and would leave only 9 spaces to the front of the pub, both of which could cause overspill parking in nearby streets at busy times
- Backland development such as this is discouraged, due to it causing overdevelopment and overcrowding of the site
- Object to siting a parking space near to the external staircase for safety/evacuation reasons

- Reduction in the width of the access to the rear of the pub, which could cause difficulties for deliveries
- Extra car related activity causing noise and disturbance to nearby properties
- Further encroachment on a public right of way to the rear of properties

The Council was not unfavourable towards the proposed motel accommodation, provided conditions were in place to ensure rooms were used only on a motel/B&B basis and not for permanent use.

FUL/MAL/10/00574. Application for removal of conditions of MAR/391/66/RDD. Removal of condition 2 occupation of dwelling shall be limited to persons employed or last employed locally in agriculture. Mayflower Nursery House, Mill Road, Mayland.

This application was discussed first, but is minuted in its original place.

4 objections.

The Council strongly objects to removing agricultural occupancy conditions, and expressed its objections previously to a similar application.

- Removal of the agricultural occupancy condition could set a precedent for similar applications
- If it were not for the agricultural tie permission would not have been granted for a property to be built
- It is outside the village envelope

Cllr Robinson closed the meeting at 8.12pm.