

HOUGHTON PARISH COUNCIL
Minutes of the Extraordinary Parish Council Meeting
held on Thursday 15th December at 18.00
at Houghton Village Hall

Present: Parish Councillors: A Young (Chairman), J Coombes, P Chant, A Dougall, L Middleton.

Members of the Public: 1

Minutes: Cllr. A Dougall

The meeting started at 18.00

Item Minute

1. Chairman's Welcome

The Chairman welcomed all to the meeting.

2. Apologies for Absence

Apologies received from Cllr L Adams, Cllr B Battey & Borough Cllr A Johnston.

3. Declarations of Interest

To declare an interest in any items of business on this agenda – None.

4. Planning – Cllrs to propose a response to the following Planning Application:

- a) 22/03137/VARS – Vary condition 1 of 22/01774/FULLS (Demolish bungalow, and garage, erect two storey dwelling) – Amendments to design and layout of replacement dwelling – The Bungalow, Stevens Drove, Houghton. **Resolved – Objection** – The proposed variations do not comply with Policies E1 and E2 of the Local Plan in that they will not integrate with or compliment the area or enhance the landscape; they are contrary to paragraph 3.2 of the adopted NDP and are not in keeping with the existing housing. Houghton Parish Council see this is as development by stealth in that the footprint of the building would be even larger than that for which the applicant has already been given permission: what is being proposed is an even larger, four-bedroomed house (the fourth upstairs room is being referred to as a 'study' but is clearly in effect a fourth bedroom – there will be two bedrooms with ensuite and two rooms sharing a bathroom). It is contrary to Policy HTN3 of the NDP where new or replacement housing needs to be for smaller rather than larger units of accommodation. The application states that it is being made to 'improve the rear elevation composition' and to 'respect the symmetry of the front elevation' but Houghton Parish Council (HPC) see this as nothing more than making the building bigger. The application also states it is to create a 'private balcony' but it will not be private if work is done to trees or the hedge, which HPC thinks is highly likely – **Proposed Cllr Young, seconded Cllr Middleton, all agreed.**

5. Next Meeting

Full Council Meeting – Tuesday 10th January 2022 at 19.00

Meeting closed at 18.20

These minutes were approved at the meeting held on 10th January 2023