

# DODDINGTON PARISH COUNCIL

## Minutes of the Parish Council Meeting held at Doddington Village Hall on Monday 14 August 2017

Present: Cllr Philip Haynes (Vice Chairman), Cllr Steve Coates; Cllr Graham Cuthbert, Cllr Peter Duckworth and Cllr Kevin Fraser; and Mrs Wendy Licence (Clerk).

Also present were six members of the public.

### **1. Apologies**

In the absence of the Chairman, Cllr Haynes took the Chair and welcomed everyone to the meeting.

Apologies had been received from Cllr Kevin Attwood (work); apologies accepted.

Apologies had also been received from KCCllr Bowles and SBCllr Prescott (at another meeting); apologies noted.

### **2. Declarations of Interest**

None were declared.

### **3. To Determine whether any items should be discussed in closed session**

None were identified.

### **4. Public Question Time**

*The meeting was adjourned for the public time.*

*Residents raised the following points:*

*The proposal is to raise the roof and to turn a two bedroom bungalow into a four bedroom house, bungalows are in short supply for the elderly. The resident said her privacy would be compromised by the dormer windows and they will be able to see into her bedroom and living room. The proposal is not in keeping with the village, it is in an Area of Outstanding Natural Beauty.*

*A resident said this is a Conservation Area and it needs to be preserved. The raised roof will look out of place and if allowed will set a precedent. The proposal will compromise privacy. The existing sewerage arrangements may not be sufficient.*

*Cllr Haynes said the planning officer will consider the sewerage arrangements.*

*A resident said that if there is a Conservation Area the buildings within should be conserved, the proposal will change the appearance of a building in a Conservation Area. Parking is a problem at this junction and there have been a lot of near misses.*

*The applicant said he would like to reassure everyone that he is not a property developer and that he is moving back to the village to retire. Objections both material and non-material have been taken into account with the amended plans. Conservation is about the impact of change, there are a mixture of buildings in the street, there is no single homogenous look in the street but an ambience which the plans reflect. The previous owner put in a window with obscured glass and this cannot be opened. The bungalow sits on lower ground meaning it is overlooked by the house opposite. The rear dormer has been amended to look out over the garden. There is a cesspit and drainage is subject to maintenance. The property has a garage, a car port and parking for three cars so there are no road safety issues. The Planning Officer is going out on Wednesday for a site visit.*

*Cllr Haynes thanked everyone for their comments*

*The meeting was reconvened.*

## **5. Planning Matters**

i. Ref: 17/503456/FULL

Address: Woodstock The Street Doddington ME9 0BH

Proposal: Erection of new roof to front porch, extension of roof and conversion of loft into habitable space with the insertion of rear dormers and front roof lights, insertion of side window and replacement of roof to existing single storey rear extension.

Cllr Haynes said that the new application has mitigated some of the previous objections although it is 700mm higher than the previous proposal. The two dormers are now at the back and velux windows are at the front.

Cllr Duckworth said that Victoria Bungalow already has a higher roofline. The roof will have to be restructured to get rid of the flat roof at the rear of the property, there will be two bedrooms in the roof which will be similar to other properties.

Cllr Fraser said the plans were much improved and easier on the eye although it will make the bungalow more dominant than the one next door which it currently matches. Walnut Tree Cottage and Walnut Tree House, which are opposite, are listed buildings. Cllr Fraser said he is concerned about parking. Although the master bedroom will become a snug it will still be a four bedroom house and not a two bedroom bungalow. The velux windows do resolve some problems but the house opposite will still look into the bedroom. The rear dormer will detract privacy from Victoria Bungalow, Avondale and Eynsbury.

Cllr Cuthbert said he was concerned about the potential parking issue but parking will always be an issue in the village. To take a two bedroomed bungalow out of the village is not a planning objection.

Cllr Jones said many of the concerns have been addressed and this needs to be acknowledged.

Cllr Coates said he had concerns about loss of privacy, the Conservation Area and the Area of Outstanding Natural Beauty which are valid concerns but there needs to be a valid planning reason to object.

Cllr Haynes said this was not the Councillors' knowledge base and that advice will be sought from Cllr Attwood.

Councillors agreed to raise concern that if cars park on the road there they would be opposite a dangerous junction. Consideration should be given to Neighbours concerns about lack of privacy and amenity. Councillors concluded that while there was not a specific planning rules objection they would write to Swale planners with their own and public concerns.

### **ii. Any other urgent planning matter received by 14 August 2017**

There were no other urgent planning matters.

## **6. Any Other Urgent Business**

Cllr Coates informed Members there were multiple thefts from ambulance stations across Kent and Essex, including from the Isle of Sheppey. Whilst some arrests had been made, Councillors and members of the public need to be more vigilant when passing the village defibrillator. Cllr Coates said that he is monitoring the defibrillator in Doddington and asked that everyone help as well.

Cllr Haynes thanked everyone for their participation in the meeting.

There being no further business, the meeting closed at 7.08pm

**Date of next Meeting:- Monday 11 September 2017 at 7.30pm**

Signed a true record of the proceedings

Chairman Date: 11 September 2017