

WAPPENHAM PARISH COUNCIL

Draft Minutes of the Ordinary Meeting of Wappenham Parish Council held on Monday 29th July 2019 in Wappenham Village Hall, Wappenham at 7.30 p.m.

Present: Councillors Wickham, Featherstone, Wilkinson, Thompson, Robbins, Stuart
Parish Clerk: Liz Hart
One member of the public

		Action
2592	Election of Chairman It was proposed that Cllr Featherstone be put forward as Chair for the duration of the meeting. All were in favour and Cllr Featherstone was duly elected as Chair.	
2593	Apologies for Absence Apologies had been received from Cllr Atkins and were accepted by the Parish Council.	
2594	Declarations of Interest None.	
2595	Planning: a) To consider response to S/2019/1356/FUL at 2 The Jetty Wappenham NN12 8SR It was resolved to object to the application for the following reasons: <ol style="list-style-type: none">1. On the application form the applicant states that work has not yet commenced – it would however appear that the single storey extension is actually almost complete. Additionally it would appear that there are velux windows in the roof of the extension which are not shown on the south east elevation on drawing 2019/11/2.2. The Parish Council notes that the rear curtilage of the property is made up of both residential land and agricultural land – this is delineated on the red line plan. The drawings imply that the new rear extension will be entirely within the land designated for residential use however the Parish Council would request that a site visit is made by the planning officer to check that the 4.8m projection from the rear of the building does not extend into the agricultural land. If the Agricultural land is being used as part of the “domestic use” of the property then the Parish Council would expect a ‘change of use’ application for this land.3. The size and scale of the proposed extension particularly within the vernacular street scene give cause for concern. Contrary to DP10 of the Wappenham VDS the size and scale of this extension in this location is unsuitable. In addition, DP11 looks to protect garden space within the village. The proposed extension proposes to take over almost 50% of the domestic garden. This is not acceptable. If the recently acquired agricultural land is to be used as domestic then a change of use application must be submitted.	

	<ol style="list-style-type: none">4. The Parish Council feels that off white rather than white would be a more suitable colour paint on the street scene, particularly as the whole building is to be rendered.5. The Parish Council noted that since the side extension works have already commenced, there appears to be extremely limited access to the rear of the site to build the rear extension.	
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The meeting closed at 8:05pm.