

Hampton Bishop Parish Council – Planning Sheet 24th October 2024

Agenda Item 7 on Agenda for Parish Council Meeting

1. To consider comments on the following applications:
 - 1.1 Application P242492/K – Hampton House, Church Lane. T1,T2,T3,T4. Taxus baccata (yew) T5. Acer pseudoplatanus (Sycamore). These trees form a line along the boundary of Hampton House and overhang the various out-buildings belonging to Stone Barn. The owner of Stone Barn has requested that the overhanging limbs be reduced to minimise debris in the guttering and risk of damage to the buildings and to increase light to the greenhouse. The work requested is to reduce the overhanging branches back to suitable growth points removing a sufficient volume to minimise risk whilst retaining a natural appearance.
 - 1.2 Application 242125 – Spinnaker, Rectory Road. Very large Silver Birch needs to be reduced in size by 60-70%. NB: Tree Wardens in support.
 - 1.3 Application 242330 – Jays Nest, Rectory Road. Proposed crown lifting of Sycamore tree due to obscuring light into garden and greenhouse.
2. To note withdrawn application 241227 Mordiford Bridge. Application for approval of details reserved by conditions 3 attached to planning permissions 230283.
3. To note split decision on application P242174/XA2 Mordiford Bridge. Application for approval of details reserved by condition 4 (partial) attached to Listed Building Consent 240980.
4. To note refusal of planning permission Application 241421 The Lodge ... Proposed extension and alterations.
5. To note comments made under Clerk's delegated powers (appendix a):
 - 5.1 The Cider Mill & Annexe, Whitehall Road. Proposed use of the Cider Mill Cottage and The Annexe to be used as an open market dwelling, independent of Thatched Cottage, with no restrictions on its separate sale or use:

Whilst the parish council supports the application in principle, consideration should be given to the following considerations:

- a) *Planning consent for Cider Mill Cottage and Annexe would have been granted by the local planning authority with the restricted use and occupation for a reason. Is it now reasonable to remove this condition in the circumstances as set out in the access and planning statement?*

- b) *There is concern about the foul water drainage systems. Whilst it is claimed that the Thatched Cottage and Cider Mill Cottage/The Annexe are served by existing independent drainage arrangements, it is hoped that the local authority will satisfy themselves that the existing foul drainage provisions are sustainable and entirely independent and meet the requirements for independent dwellings. Hampton Bishop Parish Councils needs to be satisfied that any proposals for development and or material change do not have any negative impact on pre-existing interests. The site plan does not give any information or layouts for the existing drainage for either Thatched Cottage or the applicant's Cider Mill and Annexe. If these properties are to be separated and the drainage systems are truly individual, but one unit's drainage system lies within the curtilage of another property then the parish council urges the planning authority to confirm that all the correct legal documentation and easements are in place to protect the interests of both properties.*
- c) *It is noted on the site plan that there is a broken red line delineating the parking area to serve The Old Thatch Cottage as distinct from the Cider Barn and The Annexe. It is respectfully suggested that, if the planning authority is minded to approve the application, it should require the applicant to delineate this red line through the use of appropriate paving materials in order to prevent any future neighbour dispute and disruption to either parties quiet enjoyment. There is no detail in the design of access statement to clarify the "shared areas".*