



**Minutes of the Planning Committee Meeting
held on Tuesday 3 November 2015
Duston Community Centre at 7pm**

Present: Cllr Mike Ingram (Chair)
Cllr Angie Claridge
Cllr Lita Herbert
Cllr David Huffadine-Smith
Cllr Frances Jones

In attendance Lynn Lavender (Parish Executive Officer)
Jane Davidson (Administration Assistant)
3 members of the public

1. Apologies for absence
None

To accept the apologies received from those Councillors not in attendance	R/15-16/105 WITHDRAWN
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2. Declaration of interest
None

3. Public Session
Cllr Ingram opened the public session at 7.01pm. Two members of the public had registered to speak and addressed the Committee in relation to planning application N/2015/1088. Cllr Ingram closed the public session at 7.08pm

4. Minutes of the previous meeting

RESOLVED to approve the minutes of the Planning Meeting held on 6 October 2015	R/15-16/106
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5. Planning Applications

It was agreed to make observations on the following applications

N/2015/1088	Garage Premises 531 Harlestone Road	Removal of existing forecourt canopy, insertion of first floor windows to front. Demolish existing bungalow and change of use of part of land from bungalow and garden to car parking for 12No vehicles to serve commercial garage (resubmission of N/2015/0675)
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The committee reiterated their comments from the previous application (N/2015/0675):

The committee agreed that the removal of the canopy at the front of the site would improve the street scene.

The committee considered that the proposed extension of the business will generate unacceptable noise and disturbance to nearby houses contrary to Policy B3 of the Referendum Version of the Duston Neighbourhood Plan.

It was queried whether emergency services would be able to access the rear of the premises should there be an incident.

It was suggested that the tyre fitting and car wash components of the business be relocated to a non residential area, that the rear parking area be reduced in size and that a sound fence be positioned either side of the development.

Whilst the committee supports small businesses, it must also consider residents concerns'

N/2015/1195	75 Rawley Crescent	Ground floor rear extension and first floor loft extension
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The committee referred to policy H5 of the Referendum Version of the Duston Neighbourhood Plan. It was considered that the proposed front extension was not in keeping with nearby buildings, particularly the neighbouring property. The committee commented that the combination of extensions appeared to be overdevelopment of the plot

No observations were made on the following applications

N/2015/1111	20 Rochelle Way	Single storey rear extension to dwelling and external garage
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The objection from a neighbour was noted.

N/2015/1176	36 Ryeland Road	Single storey side extension
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Approvals:

N/2015/0633	10 Millway	Replacement of existing windows and doors with timber frame windows and doors
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N/2015/0806	4 Peveril Road	Change of use of dwelling to staff training, meeting and conference facility as an extension to the existing care home at 2 Peveril Road
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N/2015/0897	2A Velocette Way	First floor extension over existing garage
N/2015/0904	4 Alfred Knight Close	Two storey rear extension
N/2015/0927	31 Park Lane	Single storey rear extension
N/2015/0968	274A Main Road	Single storey rear extension
N/2015/0975	166 Ryeland Road	Rear ground floor extension. Side first floor extension to garage
N/2015/1025	88 Southfield Road	Alter hipped roof to gable, erect rear dormer and install roof lights to front

Refusals

N/2015/0934	The Melbourne Arms Melbourne Lane	Erection of a timber framed walkway between main building and outbuilding
N/2015/0935	The Melbourne Arms Melbourne Lane	Listed building application for a timber framed walkway

There being no further business the meeting closed at 7.32pm

Next meeting Monday 30 November 2015 at 7pm at Duston Community Centre, Pendle Road. Cllr Ingram has given his apologies. Cllr Frances Jones will Chair the meeting.

..... Chair 30 November 2015
Signed as a true record of the above meeting