

**MINUTES OF PLANNING COMMITTEE MEETING 18<sup>TH</sup> JANUARY 2021  
HELD by ZOOM Meeting ID 821 8917 9297 AT 7.00PM**

**IN ATTENDANCE:** - Chairman Mr P Clark; Messrs Martin, Redway, Rogers & Tarplett; Mesdames Martin, Ellis & Evans. Also present Cllr Dawn Hutson

**Minute 76 Apologies** – Mrs J Wolf

**Minute 77 Declarations of Interest** – None

**Minute 78 Planning Applications:**

- (i) 20/02062/FUL – 86 Ethelred Gardens – Demolish existing conservatory. Construction of single storey rear extension with addition of roof window.

RPC comment: No objections raised; application supported

- (ii) 20/02108/FUL – 54 Running Well – Single storey rear extension with addition of 5 roof windows

RPC comment: No objections raised; application supported

**Minute 79 Questions etc.**

- It was agreed that Zoom meetings should replace “in person” meetings until Covid restrictions are lifted. Clerk to amend Standing Orders to reflect this.
- Applications received in Lockdown 3 with responses are attached see Appendix 1 below.
- Next Full Council meeting 1<sup>st</sup> February 2021 by Zoom with test at 7pm

**Meeting closed 7.30pm**

**Appendix 1 Lockdown 3**

**Planning Applications received for consideration at Planning Committee 21<sup>st</sup> December 2020 and 4<sup>th</sup> January 2021 (Meetings cancelled) with responses. Summary:**

1. 20/01834/FUL - Site at The Oaks Runwell Chase - Demolition of bungalow and ancillary buildings. Construction of two two-storey detached dwellings. (Revised)

Response: Runwell Parish Council has the following revised comments: This site is in the Metropolitan Green Belt and outside of the defined settlement area for Runwell, developments in such areas are generally considered inappropriate, the proposed development introduces two identical dwellings with an adjoined carport which as a whole would have greater prominence in the streetscene than what is already present and would detract from the openness of the green belt due to the additional dwelling; the design of the properties is out of context with the current mix of dwellings which are by majority bungalows or chalet bungalows; (reference to property styles similar to St. Luke’s are not relevant to the older mix of properties along Runwell Chase). Infilling (the second dwelling) is considered inappropriate in the green belt.

2. 20/01936/FUL - 14 Clare Avenue - Part garage conversion. Single storey rear and side extension with roof windows.

Response: Runwell Parish Council has no objection to this application.

3. 20/01910/FUL - 102 Swan Lane Runwell - Loft conversion with front and rear dormers.

Response: Runwell Parish Council note the objections raised from residents relating to this application. It should be assumed that the practise had allowed for storage when the previous application received approval. The need for such a large provision for storage in the loft area particularly with dormer windows at either end begs the question whether another use is the ultimate aim of the applicant. There are still ongoing issues with the parking with the practise as it stands. The application states 4 full time staff, however "The Cygnet" website shows 3 dentists, 1 hygienist, 1 practise manager, 1 receptionist and 4 dental nurses plus a trainee considerably more than the application specifies. Runwell Parish Council object to any further expansion of this dental practise.

4. 20/00288/S73 - Runningwell House Warren Road Rettendon - Variation of condition 2 of approved application 20/00288/FUL (proposed replacement dwelling) to increase the depth of the ground floor rear projection and construct a new first floor side extension.

Response: Runwell Parish Council has no objections to this amendment.

5. 20/02009/REM - Land At Former Runwell Hospital Runwell Chase - Application for the approval of reserved matters (layout, scale, appearance and landscaping) for Phase 1B (public open space) in relation to outline application permission 12/01480/OUT, for residential development comprising up to 575 houses and supporting uses, including primary school, recreational open space, sports facilities, neighbourhood scale retail(a1/a2), business and community uses (b1/d1) and a pub/restaurant (a3/a4); together with landscaping, infrastructure and associated works.

Response: RPC has reviewed the Reserved Matters Application for the landscaping of Phase 1B at St. Luke's Park (formerly Runwell Hospital). The western parcel of land is adjacent to Runwell PROW 231 – 10, which also forms a boundary with properties in Meadow Lane. There is a blocked ditch running through the area identified which will need attention during the proposed landscaping. The parish council are pleased to note the siting of "dog bins" adjacent to the main roads in both the western plan and eastern plan (land wedge up to the A130).

Mrs Jo Pharez  
Clerk to the Council.