

MINUTES OF A MEETING OF RUSHTON PARISH COUNCIL
held at the JESSIE HUGHES VILLAGE HALL on Tuesday 30th January 2018 at 7:30pm

Present: Cllrs. Arthur Nicholas, Eddie Shaw, Neil Thompson, Simon Corradine and Emma Leslie, Amy Markham

18.01.01a Apologies for Absence and Disclosure of Pecuniary Interests

Resolved: that the apologies from Cllr. Plumbley be received and accepted.

Resolved: that the apologies from Lindsey Worrall (Clerk) be received and accepted.

18.01.02a Planning Matters

a) Applications received since the last meeting

18/00111/FUL – Stone Cottage,
 Location -Sapling Lane, Eaton, CW6 9AE
 Proposal – Single Storey side extension

The Parish Council Unanimously Supports the above planning Application.
 The single storey extension will give great visual impact to the front of the property.
 Proposed – Cllr. Corradine
 Seconded – Cllr. Thompson

18/00112/LDC - Stone Cottage,
 Location - Sapling Lane, Eaton CW69AE
 Proposal – Construction of a Single Storey Swimming Pool Building, building 23m, pool 15m

- *A discussion was held regarding the application and comments received from all Council Members. A decision was taken not to support this application for the following reasons:*
 1. *It was believed the structure would have a high visual impact (in a Conservation Area) when entering the village via Royal Lane from the direction of Flaxyards Farm.*
 2. *The visual impact was not in keeping with the village.*
 3. *The visual impact made the plot area look 'crowded and over developed.'*
 4. *Reassurance would be required as to the effect on local drainage by emptying such a large quantity of water into a drainage system already at over capacity. Also the potential impact of pool chemicals within any over flow of the system to the local environment.*
 - ***The Parish Council would like to OBJECT to this Planning application –***
Proposed – Cllr. Thompson
Seconded Cllr. Shaw

There being no further business, the meeting closed at 8:00pm.

Signed: _____
 Date: _____

Following the meeting the below comments from the Clerk have been submitted
 18/00112/LDC (Lawful Development Certificate)
 Location – Stone Cottage, Sapling Lane, Eaton, CW6 9AE
 Proposal- Construction of a single storey swimming pool building for a 25m pool.

In last night's meeting this LDC was discussed. This application has not been forwarded to the Parish Council for comments as it does not require planning permission, this development is occurring under a Lawful Development Certificate.

A development through a Lawful Development Certificate occurs under permitted development rights, the planning department will assess whether the previous applications made by this applicant for this property have used the permitted development allowed or whether the swimming pool that is currently wanted will also fit within the percentage development allowed.

If the development complies with the LDC and permitted development rights, the planning dept. will be satisfied with the project and the development will need to comply with building Regs. and other bodies, eg. UU would assess the discharge of water and capacities of the sewage system.

The Parish Council would only be consulted on a Lawful Development Certificate if it was retrospective and the planning dept. wanted to establish how long the development had been in place.

If the Planning Dept. deem that this is not within Permitted development rights full planning permission will be required, at which point the parish council would be consulted.