

Notes of a virtual meeting of Councillors to consider Planning Matters.

The meeting was held on 23/7/2024, using Zoom.

As this was not a formal meeting, decisions could not be made – it was merely to advise the Clerk on responses when not able to be determined in Full Council.

Present: Cllrs B Bax, C Borthwick, V Carpenter, T de Winton, W Gardiner, S Osborn, T O'Sullivan, S Ullswater
Clerk (taking notes) and approx four Members of the Public

- 1) As Cllr de Winton was present he took the Chair.
- 2) No apologies for absence were noted, thought Cllr Dovey had in fact apologised.
- 3) Declarations of interest – Cllr de Winton (c) and Cllr Gardiner (d) noted their proximity to the applications.
- 4) Comments from the Public on Applications were requested at the time of relevant applications, and the order of items adjusted to complete those first:
- 5) The following Planning Applications were considered:
 - a) 24/01138 - VARIATION OF CONDITION 2 PLANNING PERMISSION 22/01796/FM: Construction of 12 no. affordable dwellings with associated external works and access (Brentwood, Main Road, Brancaster Staithe) – objection due to loss of parking spaces. Noted Cllr de Winton had called in.
 - b) 24/01180 - Conversion of loft space, to include new dormer window to front elevation (Driftwood, Main Road, Brancaster) – no objection.
 - c) 24/01219 - Part demolition, Internal alterations and two storey and single storey side extensions (Valley Farm House, Valley Farm Road, Brancaster Staithe) – no objection. It was noted that this would be an improvement; Cllr de Winton had called in.
 - d) 24/01167 - Extensions, alterations & remodelling of dwelling and proposed outbuilding (3 Saw Mill Road, Brancaster) – objection on grounds of form and character, street scene, overdevelopment. Also concern registered that no indication on plans of what was being preserved, and probable demolition, not extension; would foundations be sufficient.
 - e) 24/01215 - Replacement Garden Room with roof terrace over (16 Anchorage View, Brancaster) – no objection. Concern over appearance.
 - f) 24/00280 - Reserved Matters application: Construction of one dwelling (Land At Cross Lane, Brancaster) – no objection.
 - g) Consider any applications arriving later than those listed if requested - none.
- 6) To note any other Planning matters

- a) Arising from discussion above, the Clerk to write for clarity from Planning on definitions of 2 storey and 2½ storey developments.
- b) Regarding 24/01132 (York Cottage, London Street, Brancaster) discussed at a previous meeting, Clerk had received email from Planning. A proposed condition had been made to address Council's concerns ("The outbuilding hereby approved shall be incidental to the use of the main dwelling and shall not be occupied at any time as a separate and un-associated unit of accommodation and shall at no time be used for business or commercial purposes, and shall not be independently let, leased or sold."). Cllrs agreed that the Clerk could write confirming this was sufficient.