

TICKTON AND ROUTH PARISH COUNCIL

Minutes of an Extraordinary Meeting of Tickton and Routh Parish Council held in Tickton Village Hall, on
Monday 8 August 2011

- Present:** Councillor Morris (in the Chair)
Councillors, Caley, Dobson, Oliver, Sinkler, T Walker, Wells.
- In Attendance:** Mrs Lloyd – Clerk (minute taker)
- Apologies:** Councillors Harbidge, Hardy, N Walker, Webster.
- Public:** There were no members of the public present

53 DECLARATIONS OF INTEREST

No interests were declared

54 PLANNING

Planning Applications

- Erection of replacement dwelling following demolition of existing agricultural building and retention of the existing dwelling as ancillary storage at Cottage Farm, Main Road, Routh for Mr and Mrs Lenton

Resolved - That the application is refused based on the following:

- Cottage Farm is an important visual element of the rural scene and is worth preserving as the only building of its era in the locality. It is still structurally sound but subject to a lack of care. It is in need of modernisation and could be sympathetically renovated and/or extended. Allowing the farmhouse to become an ancillary store will result in its deterioration not preservation.
- The new development is not compatible with the character of the settlement. Routh is a linear village with ribbon development. There is no precedent for a building so close behind another building and one so different in style from the original, which being larger than the original farmhouse will be visible from the road. Any new development should be of a scale, design and using materials reflecting the character of the farmhouse
- The application proposes to demolish an existing agricultural building and replace with a dwelling, contrary to policy. Furthermore the size quoted is significantly bigger than the existing building and will have the look of a completely new building
- If the application is approved a condition should be attached that the existing farmhouse should be retained in sound structural condition as appropriate to a residential property by current and future owners

Additionally, a copy of the full report to the Council will accompany the response.

- Erection of a detached dwelling and garage following demolition of existing at 6 Main Street, Tickton for Mr Reilly

Resolved - That the application is refused based on the following:

- The cottage dates back to the 1890's approximately and should be preserved. It is still structurally sound and demolition is not justified by the claim that the building is tired.
- The scale of the development is totally incongruous with the size of the existing plot. The proposed dwelling is substantially larger and the garage occupies a similar floor space to the dwelling. This is overbearing in this locality and imposes on both the street scene and other properties.
- The development would adversely affect the character and appearance of the village
- There is no valid flood risk assessment as that attached relates in the main to another property.

Additionally, a copy of the full report to the Council will accompany the response.

The meeting closed at 9.00pm

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Chair: Tickton and Routh Parish Council

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Date