



Minutes of Kingsclere Parish Council Planning Committee Meeting PP 02/19
Held at 3.00pm on Monday 16th December 2019 in the Village Club

PP 02/19 – Present:

Cllrs: Adams; Farey; Sawyer J. Clerk – Porton.

02/19.1 – Apologies:

Cllrs: Sawyer F.

Resolved: Apologies accepted.

02/19.2 – Declarations of Interest:

None.

02/19.3 – To consider Planning Applications:

3.1 19/03146/FUL:

Councillors discussed the application and agreed that if the original application to extend the property had been to add an additional dwelling, they would have objected at that time. The parking provision appears to be insufficient and the right of access is not clear on the submitted plans. Parking is required for 5 cars for the proposed properties but it is not clear which property the garage will be allocated to. It would appear that the access to the properties will be by way of a shared drive with numbers 15 and 16 so the owner of this access would need to provide permission to access a new property. According to Basingstoke and Deanes Parking Supplementary Planning Document, the required number of spaces for a two bedroom property is two spaces and for a four bedroom property, three spaces. Parking within the curtilage of the property of the property should be at least 3m wide with a 0.9m clear space to allow access to the property. The plans do not confirm this and the drive, which is an odd shape does not look as if five cars can be accommodated. Splitting of the property is considered to be overdevelopment of the site. A neighbour has supplied the panel with extracts from the deeds (Appendix 1) of their property and there is a covenant on the properties in the Wellmans Meadow Estate that stipulates that each plot is for the purpose of a single private dwelling house.

Resolved: Clerk to submit objections, a copy to be sent to our ward members with a request for the application to be brought to the Development Control Committee.

3.2 T/00523/19/TCA – No objections.

3.3 19/03242/LBC – No objections.

02/19.4 – Date of next meeting:

To be scheduled as the need arises.

Meeting closed 15:15

Signed:.....Chairman

Date:.....

Signed:.....Clerk

Date:.....

TAKEN FROM DEEDS of WELLHANS MEADOW ESTATE

EXTRACT FROM SOLICITOR'S LETTER EXPLAINING DEEDS

The second schedule sets out various rights to which the property has the benefit. The third schedule sets out similar rights to which the property is subject. The fourth schedule sets out a number of covenants which restrict your use and enjoyment of the property. You should have seen these covenants which are enforceable against both you and the property, however I can confirm these are usual covenants for a property of this age and character.

(v) the perpetuity period applicable hereto shall be the period of eighty years commencing on the ninth day of December One thousand nine hundred and eighty five

EXTRACT FROM FOURTH SCHEDULE

(ix) Not to carry on any trade or business on the Property or any part thereof but to use the same for the purpose of a single private dwellinghouse only.