

Planning Committee 23 June 2020 - Minute for Item 11 (formally approved by Planning Committee at its meeting on 20 August 2020).

Item 11: Variation of condition 1 of application reference no. 19/01049/HOU to allow building to be used solely for purposes ancillary to the occupation of the property known as Brown Eaves. The building shall not be occupied as an independent unit of residential accommodation.

Brown Eaves, 170 Main Road, Colden Common, SO21 1TJ

Case number: 20/00855/FUL

The Service Lead Built Environment referred Members to the Update Sheet which set out additional information from the agent regarding work that had been carried out to implement the approved and additional landscape planting to provide more screening along southern boundary and referred to a recent permission for a similar proposal in Kytes Lane, Durley.

During public participation, Councillor Maggie Hill (Colden Common Parish Council) spoke in objection to the application and Louise Cutts (agent) spoke in support of the application and both answered Members' questions thereon.

During public participation, Councillor Cook spoke on this item as Ward Member.

In summary, Councillor Cook made reference to the clause which she stated should not be removed or changed at any stage, she concurred with the comments in opposition to the application, raised by the Parish Council and ~~was of the opinion that the site had a -set out the-~~ chequered history. ~~She set out of the site,~~ the previous applications and the reasons given and considered that the proposal was contrary to policy MTRA4. Furthermore, Councillor Cook stated that the building should not be occupied as an independent unit of residential accommodation or for any business use other than the occupants of Brown Eaves and made reference to the letters of objection which were all from local residents, whereas the letters of support were not.

During debate, the Service Lead: Built Environment reminded the committee that this application was to vary a planning condition that already allowed the building to be used incidentally to the main house, therefore it was for the committee to determine if it was appropriate to go from an incidental use to an ancillary use. It was envisaged with the ancillary use that overnight sleeping by the person occupying the unit would take place within that unit. ~~During discussion it was, therefore considered that~~ any person living ~~in the unit there~~ should be related to the residents of the main dwelling.

At the conclusion of debate, the committee ~~voted to agreed to- refused~~ permission for the following reasons: contrary to policy MTRA4 as it was considered tantamount to a new dwelling in the countryside, the removal of this condition would result in a combination that it would be occupied separately from Brown Eaves. The exact wording to be delegated to the Service Lead: Built Environment for agreement in consultation with the Chair.