

Kingston Parish Council
Minutes of Extraordinary Meeting held at 8.00pm on 21 October 2010

Present:

Julie Conder (Chair)
Katherine Stalham
James Clear
Peter Stokes, Clerk

Members of the public:

Keith and Christine Allison, Walnut Cottage, Church Lane
Peter Reynolds, Pincote, Cranes Lane (for the PCC)
Pat Draper, Rose Hide House, Church Lane
Linda Rimmer, Shingled cottage, Church Lane.

1. Purpose of meeting

To consider planning application S/1442/10 two storey side and rear extension and new detached garage at Church Cottage, Church Lane Kingston, and to determine Kingston Parish Council's response to SCDC Planning Department.

2. Declaration of Interest

The Clerk had previously received declarations of prejudicial interest from Simon Draper and Tim Fitzjohn, on the grounds that each of them lives in close proximity to and within sight of Church Cottage. Neither councillor therefore attended the meeting.

3. Election of Chair

The three councillors present elected Julie Conder as chair for this meeting.

4. Address to members of the public

Julie Conder explained the purpose of the meeting and the three options available to the Parish Council in making its response to SCDC. She then invited representations from members of the public.

5. Representations from members of the public

- 5.1. **Pat Draper:** generally against the proposed enlargement of the cottage, as this would make it too big considering its closeness to the road and the church. She believes that the present small scale of the cottage enhances the setting of the church, whereas the proposed enlarged cottage would not.
- 5.2. **Linda Rimmer:** against the proposed enlargement which would increase the number of bedrooms from 1 to 4.
- 5.3. **Christine Allison:** trees have recently been removed both from the churchyard and the garden of Church Cottage. A further (damaged) tree is to be removed from the churchyard. The effect of these tree removals will be to reduce the screening of the cottage from the church.
- 5.4. **Peter Reynolds:** Has no specific comments on the aesthetics of the proposal, but will write separately to SCDC Planning Department on behalf of the PCC with various objections.
- 5.5. **Tim Fitzjohn** (submitted in writing):
 - 5.5.1. The site plan at 1:500 is wrong. It shows the garden at over twice the actual length giving the impression that the cottage is smaller in relation to its garden than it actually is.

5.5.2. The scale of the enlarged cottage is detrimental to the listed church and its setting surrounded by the open graveyard.

5.5.3. The garage will seriously affect the light through his bathroom window.

Tim Fitzjohn will write separately to SCDC Planning Department.

All members of the public left at this point.

6. **Decision:** Following discussion it was agreed that Kingston Parish Council objects to this proposal on the grounds that:

6.1. The proposed extension of the cottage is excessively large and will detract from its historic character and attractive appearance.

6.2. The enlarged cottage will detract from the setting of the adjacent Grade 1 church.

6.3. The siting of the proposed new garage will affect the light into the adjoining property, West View.

It was agreed that the Parish Council did not object to the principle of extending this cottage, and might be more sympathetic to a smaller scale extension.

It was agreed that the Clerk would draft a suitable letter to SCDC Planning Department and circulate it to Parish council members for comment. **Action: Clerk.**

Meeting ended at 8.40 pm.

Signed.....

Date.....