

**Advisory Management Committee
Notes of the Meeting Held via Microsoft Teams on 11th March 2021**

Committee Members
in attendance - [REDACTED] (Chair)
[REDACTED]
[REDACTED]
[REDACTED]

Others in attendance - Claire Pudney - LGCHF
Emma Parkins – LGCHF

**MINUTES OF THE ADVISORY MANAGEMENT COMMITTEE OF 11th
March 2021**

1. Minutes of the last meeting

1.1 The minutes of the last meeting, held on Thursday 21st January 2021 were agreed by those in attendance and will be signed by the Chair of that meeting, [REDACTED]

2. Election of Chair

2.1 The Committee agreed that [REDACTED] would be the Chair of the meeting. [REDACTED] confirmed that [REDACTED] will be able to attend the Householder Applications Committee (HAC) meeting to be held on Friday 16th April 2021, if required.

3. Matters Arising

3.1 [REDACTED]
[REDACTED]
[REDACTED]

Queries arising from the minutes of 21st January:

3.4 – [REDACTED].

3.9 – [REDACTED]
[REDACTED]
[REDACTED]

3.9 – [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

3.10 – [REDACTED]
[REDACTED]
[REDACTED].

[REDACTED]

4. Declarations of Interest

4.1 [REDACTED]

5. 11 Fouracres – Loft conversion above existing garage & addition of dormer to create additional bedroom. Ground floor rear extension to create larger kitchen

- 5.1 CP explained the scheme to the Committee.
- 5.2 A formal site visit was not able to be carried out.
- 5.3 CP advised that the HAS were reluctant to approve the application, due to the size of the proposed dormer, as well as the previous Board refusal.
- 5.4 CP confirmed that the dormers within the neighbouring properties are an original feature and follow the design of the properties.
- 5.5 CP advised that the hardstanding has been in situ for a number of years and the Board agreed not to take further action.
- 5.6 The Committee noted the unusual configuration of the properties and the close proximity of No [REDACTED] to the garden of No [REDACTED].
- 5.7 The Committee noted that the properties sited follow an L shape plan with a garage, with a number of properties having a room above the garage. It was noted that the roofline is very similar to other properties, but the position of the dormer seems larger and appears further forward.
- 5.8 [REDACTED] and [REDACTED] felt that the massing was not sympathetic to the setting. With the proposal being adjacent to No10 the density of the mass was felt to be unsympathetic.
- 5.9 The Committee noted the previous extensions to the property.
- 5.10 The Committee noted the proposed lowering of the garage to allow for head room and raised concerns to the loss of a parking space.

- 5.11 The Committee noted that consideration should be given to the proposal to be appealed, and that consideration should not be given to the internal configuration. The proposal should therefore be considered as a 6-bed property with minimal parking and a proposed large extension on the boundary.
- 5.12 The Committee felt that, in isolation, the proposal may be acceptable. However, the proposal creates too much bulk, and the 2m separation is contravened.
- 5.13 CP confirmed that the footprint of the garage is not being extended, just the height. The extension cannot be stepped in, therefore it is important to retain the 2m separation to No. [REDACTED].
- 5.14 [REDACTED] expressed [REDACTED] sympathy to the homeowner but agreed with the above comments.
- 5.15 The Committee members were unanimous in supporting the decision to refuse consent, made by the Heritage Advice Service; due to the proposal being contrary to the Design Principles in relation to the 2m rule, and felt that the openness of the development and character of the Garden City should be respected.

6

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

- 6.1 [REDACTED]
- 6.2 [REDACTED]
- 6.3 [REDACTED].
- 6.4 [REDACTED]
[REDACTED]
- 6.5 [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
- 6.6 [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

6.7 [Redacted]

[Redacted]

6.8 [Redacted]

[Redacted]

[Redacted]

6.9 [Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

7. Any Other Business

7.1 None

8. Dates of 2021 meetings

8.1 13th May
8th July
9th September
11th November

The meeting closed.

Signed:

Date: