

Delegation meeting - Minutes

- **Date:** 29th November 2022
- **Time:** 11:00 – 12:30
- **Meeting held:** via Teams
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Attendees: Cllr Peter Fane (Chair of Planning Committee), Cllr Geoff Harvey (Vice Chair of Planning Committee), Adam Dzimidowicz (AD), Phil McIntosh (PM) Interim Delivery Manager (West) and S106.

Apologies:

Minutes approved by: Phil McIntosh (Interim Delivery Manager - West) in consultation with Cllr Fane (Chair of Planning Committee) and Cllr Harvey (Vice Chair of Planning Committee), on 6 December 2022

22/03729/FUL

Dry Drayton Methodist Church Park Street, Dry Drayton

Erection of a single storey side extension and a first floor rear extension together with provision of two parking spaces and eight cycle parking spaces and the creation of vehicular access to the site.

Reason for Call-in Request:

Parish request on the basis of concerns in relation to vehicle access conflict with the existing lay-by, increased traffic and appearance of the extension.

Key considerations

The case officer introduced the proposal to extend the existing church, noting the site is within the village framework and adjacent to a listed building (cottage), although not in a conservation area. Existing and proposed plans and streetview images were used to explain the location and surrounding development. It was noted that the lay-by was part of the public highway and not private land. The case officer explained there is also an informal agreement between the school and church to use parking within the school for the church congregation. Explained that the proposal wont increase the size of the congregation. It was noted a number of classrooms are proposed as part of the layout although there is no proposed use by the school. No objections raised by the Highway authority or conservation officer re: impact upon setting of the listed building. No 3rd party reps have been received. The land which is identified as being within the application site includes the school and this was queried by the panel.

The concerns of the Parish were noted. There are no significant policy considerations. Although the application is not a major development, the scale of the extension, in the context of the existing built form, is considered substantial. There

are a number of material planning considerations including the scale and appearance of the extension in relation to the existing built form and surrounding area, parking implications and context of the setting of the adjacent listed building. There is not a complex planning history associated with the site, although land ownership was queried. Furthermore, there has not been a significant level of public interest. However, taking all these factors into consideration in consultation with the Chair and Vice Chair the Interim Delivery Manager considered, on balance, that the proposal should be referred to the planning committee.

Decision

Refer to Planning Committee