

**Bramley Parish Council**Planning Application comments and decisions - June 2020

AM – Cllr Alan Munday, MB – Cllr Malcolm Bell, EC – Cllr Liz Capel, CF – Cllr Chris Flocks (Chair)

	<b>Application</b>	<b>Comments</b>	<b>Decision and proposed response</b>
	<b>T/00250/20/TCA - Grays House The Street Bramley</b> 4 Spruce cut back overhang to neighbouring property (Belmeads) to stem. 7 Spruce: fell.	AM - Refer to Tree Officer – The applicant is asking to cut back and fell trees on a neighbours property but there is no indication that the neighbour has given consent. CF - defer to tree officer as none of the affected trees appear to have particular merit. EC - Why are 7 trees being felled? Are they diseased? Conservation area. Refer to tree officers. MB - refer to the Tree Officer as the area is in the Conservation area.	Refer to tree officer.
	<b>20/01500/HSE - 4 Bartlett Close Bramley</b> Erection of single storey extension to side and rear following demolition of existing conservatory. Conversion of garage to habitable accommodation (Amendment to approval 19/01332/HSE)	AM - If the conversion to the garage is to provide a study and not additional bedroom then I have no objections as the number of car parking spaces is ok for a 3 bedroom house. CF - re state our previous comments ref loss of parking. EC - Previously app 19/01322/HSE now full conversion of garage not part (2009) so as before confirm again enough parking. MB - This is the loss of the storage at the front of the garage. The Garage is now being converted into one long study. Why was storage area required in the first place, and with the loss, where is that storage going to be now? Whilst there is sufficient parking in front of the dwelling for the number of bedrooms, we objected initially because of the loss of parking and this area is a very tight area with surrounding dwellings.	No objection. However, Bramley PC note that officers should ensure that there is adequate parking at the property as the garage facility will be lost. The conversion of the garage will restrict the property to three bedrooms in the future due to the loss of parking. Concern was also expressed about the loss of storage space.

	<p><b>T/00265/20/TCA - 3 Churchlands Bramley</b> Mature Cherry Tree approx 8m high and 6m wide to be reduced by approx 30%. To improve overall appearance, remove dead and decaying branches and improve fruit yield.</p>	<p>AM - Refer to Tree Officer CF - at least not attempting to fell a tree, defer to tree officer. EC - Conservation area. Refer to tree officer. MB - refer to the Tree Officer as the area is in the Conservation area.</p>	<p>Refer to tree officer.</p>
	<p><b>20/01646/LDPO - 87 Moat Close Bramley</b> Certificate of Lawfulness for the proposed erection of a single storey rear extension following removal of existing conservatory</p>	<p>AM - No objections CF - no comment as it falls within permitted development. EC - Previously no objection so agreed. MB – no objection.</p>	<p>No objection.</p>
	<p><b>T/00288/20/TCA - Grays House The Street Bramley</b> Ash: remove lowest dead branch and 1 limb overhanging Silvermede. Spruce: remove five lowest branches overhanging Silvermede.</p>	<p>AM - Refer to Tree Officer – The applicant is asking to cut back and fell trees on a neighbour’s property but there is no indication that the neighbour has given consent. CF - defer to tree officer as none of the effected trees appear to have particular merit. EC - Conservation area, fell for safety refer to tree officer. MB - refer to the Tree Officer as the area is in the Conservation area.</p>	<p>Refer to tree officer.</p>
	<p><b>20/01608/ROC - Upper Cufaude Farm Cufaude Lane Bramley</b> Variation of Conditions 1, 6, 8, 9, 10, 15, 17, 20 and 21 of 19/00464/FUL to amend drawing numbers to allow for improved siting and alterations to the detailed design of the dwellings. Including amended wording of conditions 6, 8, 10, 15, 20 and 21 to allow the removal of conditions 9 and 17.</p>	<p>AM – agree with comments made by MB. CF - seems like developers pushing their luck and quoting lack of five year land supply. Noise is a potential problem (railway, Chinooks and gunfire) mechanical ventilation seem sensible and would hope that the nearby development will also use it. Top hung windows can look the same as side hung so why seek to change this condition? I like the idea that garages should remain as such. Landscaping scheme to be approved before commencement seems eminently sensible and even then can go wrong.</p>	<p>Objection. Condition 17 - this states that the garages are not large enough to qualify as parking spaces based on the present parking criteria. Bramley PC question why this is the case. It also states that there is sufficient courtyard parking. Surely the garages should be made big enough to qualify as parking spaces? Condition 20 - Plans should be approved prior to commencement. This is a rural area, and Bramley PC would like assurances prior to commencement that the sites are adequately protected with trees</p>

		<p>EC – no comment.</p> <p>MB - Object to wording in Condition 17. It states the garages are not large enough to qualify as parking spaces based on the present parking criteria. WHY NOT? Says there is sufficient courtyard parking. MAKE THE GARAGES BIG ENOUGH TO QUALIFY AS PARKING SPACES.</p> <p>Object to change to condition 20:- Plans should be approved prior to commencement. This is a rural area and want assurances prior to commencement that the sites are adequately protected with trees etc in view of the close proximity to Upper Cufaude Farm.</p> <p>Object to change in Condition 21: Again same grounds as above. The design, materials and type of screen/wall/fences/hedges are in keeping with the surrounding building and in keeping with the Upper Cufaude Farm, Listed building.</p> <p>No objections to Fenestration improvements, the addition of small chimney, the addition of dormer to one plot, the slight re-siting/reorientation of the buildings.</p>	<p>etc in view of the close proximity to Upper Cufaude Farm.</p> <p>Condition 21 - The design, materials and type of screen/wall/fences/hedges should be in keeping with the surrounding building and in keeping with the Upper Cufaude Farm listed building.</p> <p>Bramley PC also note that noise is a potential problem, with noise from the railway and neighbouring army camp.</p>
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