

## **Minutes of BRIDGE PARISH COUNCIL'S PLANNING COMMITTEE MEETING**

Held at 7.15 p.m. on **Thursday 9 June 2016** at Bridge Village Hall

- Present:** Cllrs Fawke(Chair) and S Hodges  
Apologies were received from Cllr Corfield
- 6/16-17 The minutes of the meeting held on 12 May 2016 were confirmed as a true record, signed and dated by the Chair.
- 7/16-17 There were no matters arising from the Minutes of the last meeting.
- 8/16-17 The Planning Committee considered the following applications and raised no objections to them:

**CA/16/01015** Extension to provide swimming pool enclosure and alterations to boundary fence to provide vehicular access. **The Byre, Renville Farm Rd, Bridge CT4 5AD**

**CA/16/00621** Installation of secondary double glazing to windows. **5 The Close, Union Rd, Bridge CT4 5NJ**

**CA/16/01064/FUL** Erection of single storey extension to replace garage **49 Bridge Down Bridge CT4 5BA**

**CA/16/01033/FUL** Erection of garden studio and home office in rear garden and car port to side following demolition of existing garage. **Woodlands, Beech Hill Bridge CT4 5AU**

**CA/16/01187** Replacement of doors with powder coated aluminium glazed doors, replacement double door with timber casement windows and replacement timber door. **West Barn, Old Renville Farm, Renville Farm Rd, Bridge Ct4 5AD**

**CA/16/01159** Installation of window to north east elevation. **East Barn, Renville Farm Rd, Bridge Ct4 5 AD**

**CA/14/00085** The installation of a Solar Photovoltaic park complete with mounting fixtures, security fence, inverters, CCTV and all necessary ancillary equipment required for such proposal (Site C). The application includes the submission of an environmental Impact Assessment (EIA). **S shaped field north of Bridge Road, Bridge**. The full text of the committee's response to this application is as follows:

Bridge Parish Council Planning Committee considered this proposal at its meeting held on 9 June 2016. By a majority of 2 to 1, councillors decided to take a neutral stance towards this application, though it was not an easy decision. In principle, the committee is in favour of renewal energy but the divisions were caused by the perceived shortcoming of the current proposals.

**All three councillors** were agreed that:

- this proposal represents a significant loss of prime agricultural land. There are potential sites (**SEE ANNEX &7.11**) to the North of Canterbury which contain land of lesser value. This is in line with the NPPF guidelines which state that the best and most versatile land (of which this S shaped field is an example) should be used for the growing of crops.
- the emerging Bridge Neighbourhood plan talks of the protection of green spaces within the village envelope and therefore that brownfield sites should be considered for this type of development wherever possible

If permission is granted the following conditions should be placed upon the developers:

- 1) Ensuring safe and adequate access (councillors believe this is not adequate at present)
- 2) Screening of the sites from the start of the process
- 3) Screening of some of the equipment is required
- 4) Upholding and enhancing the biodiversity of the site

9/16-17 The Planning Committee considered the following applications and raised objections to them:

**CA//16/01188** Erection of rear first floor extension. **5 Riverside Close, Bridge CT4 5BN.**

*The Committee felt that the proposed extension is not in keeping with the award winning (1964) architectural design of the houses in this part of Riverside Close. The size and scale of the proposals are particularly inappropriate. The Parish Council would be prepared to provide a speaker at a meeting of the Development Management Committee if requested.*

10/16-17 The Committee noted the following applications have been granted.

**CA//16/00993** Details submitted pursuant to condition 09 (Code for Sustainable Homes) of planning permission CA//14/01091/FUL for the erection of a detached dwelling. **Mount Charles House, 5 Mount Charles Walk, Union Rd, Bridge Ct4 5JS**

**CA//16/00723/FUL** Single storey rear extension. **38 Western Ave, Bridge CT4 5LT**

The meeting closed at 7.35 p.m..

**The next meeting of Bridge Parish Council's Planning Committee will be on Thursday 14 July 2016 at 7.15 pm in Bridge Village Hall**