

Little Oakley Parish Council

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Minutes of the Extraordinary Parish Council Meeting held on Wednesday 20th July 2022 in the Millennium Room, St Michael's Church, Ramsey starting at 7:00pm.

Emma Haward

Clerk and Responsible Finance Officer

Tel: 07534172696 Email: clerk@littleoakleypc.org.uk

Present: Cllrs Attrill (Chairman), Coates, Griggs, Hunnaball (19:04) and Lane (19:20).

Also Present: Emma Haward (Clerk/RFO).

Members of the Public: Three members of the public were in attendance.

22/064 Apologies for Absence

Noted.

22/065 Declarations of Pecuniary or Non-Pecuniary Interests

There were no declarations of interest.

22/066 Public Speaking

Noted.

22/067 Revised Planning Application 22/00613/FULHH – 40 Harwich Road, Little Oakley, Harwich CO12 5JF – Proposed two storey rear extension, roof extension and roof alteration and front porch for private use:-

Noted.

Members of the public felt that the grounds for refusal were still relevant with regards to a lack of sunlight and privacy. It was suggested that the proposed Juliet balcony is placed on the alternate side to offer privacy to the neighbouring properties.

It was proposed by Cllr Attrill, and seconded by Cllr Coates and RESOLVED that Little Oakley Parish Council OBJECT to this amended application on the following grounds:

1. The size of the rear extension is considered overdevelopment as the ground floor still extends 4.5m further out from the existing structure and the first floor extends 2.7m further out from the existing structure. Therefore it is still not in keeping with the majority of neighbouring properties in that row (nos. 34 to 44) and will still cause a loss of daylight to nos. 38 and 42.
2. To the front of the house, the street view is considered to be altered unsympathetically, in that the front porch is still considerably larger than any of the existing porches in that row of properties.
3. The Juliet balcony on the first floor (Bedroom 1) will cause a loss of privacy in neighbouring gardens, not just to nos. 38 and 42 but further NE and SW too, because it extends out past the existing property line. Although this room might not currently be considered a habitable room during the day, the full length windows does encourage a lounging / sitting area next

to them thereby making the room much more habitable during the day. This loss of privacy would be amplified if the room were converted in to a lounge or an office in the future.

4. Continued non-compliance with the application form, section 10 where it states that all planting to the site boundaries will remain. All planting from all the boundaries has been removed but this could be remedied with compensatory planting of a natural hedgerow, especially on the south boundary adjoining the farmer's field.

Date, Time and Venue of Next Meeting

Full Council Meeting, Wednesday 14th September 2022, Millennium Room, St Michaels Church, Ramsey at 7:00pm.

Meeting concluded at 19:30.