

**DARRAS HALL ESTATE COMMITTEE
PLANNING MINUTES
ZOOM MEETING HELD ON MONDAY, 22 FEBRUARY 2021**

In Attendance:

Mr D Haley (Joint Chairman)	Mr S Ramsey
Mr S Savin (Joint Chairman)	Mr J Scott
Mr D Gardner	Mr D Stangroom
Mr A Gilchrist	Mr G Warrender
Mrs S Hill	Mr G Wright
Mrs S Jaidka	
Mr A Pile	

1. Apologies for Absence:

Apologies for absence were received from Mrs C Thompson.

2. Minutes of Previous Meeting:

The minutes of the previous meeting held on 25 January, 2021 were signed as correct.

3. Declaration of Interest:

Mrs S Hill declared an interest in plan number 031/21 and did not participate in consideration of the application. Mrs S Jaidka declared an interest in plan numbers 026A/20 and 145A/20 and did not participate in consideration of the applications.

4. Plans Approved by the Committee:

<u>Plan No:</u>	<u>Name & Address:</u>	<u>Proposal:</u>
017/21	89 Darras Road	New entrance wall and gates to form separate entrance to no. 89. Planting in front of wall.
018/21	70 Middle Drive	Summerhouse.
019/21	50 Middle Drive	Gate.
020/21	44 Edge Hill	Replacement conservatory roof.
021/21	107 Western Way	Greenhouse and gazebo.

022/21	10 Fellside	Increase in size of shed.
023/21	5A Middle Drive	Changes to fenestration.
024/21	23 Pembroke Drive	Removal of dormer windows and reconstruction of side roof to line in with main roof. Rear semi-enclosed balcony.
025/21	9 Cotehill Drive	Extension of existing property inc. sunroom to rear elevation and attic dormer.
027/21	47 Edge Hill	2-storey extension to rear of property with new porch to front.
028/21	25 Avondale Road	Major alterations to existing bungalow. Contemporary 1 st floor extension with existing footprint retained. Garage enlarged to front and side.
029/21	24 Willow Way	1 st floor side extension over garage. 2-Storey extension to north elevation. <i>Committee exercised discretion for breach of Byelaw 9(c) due to compensating distances.</i>
030/21	83 Runnymede Road	New dwelling.
032/21	53 Runnymede Road	Single-storey side extension to front entrance porch, garden room extension to side/rear.
033/21	14 Fellside	Replacement window frames.
034/21	40 Longmeadows	Porch and velux window.

5. Plans Rejected by the Committee:

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6. Plans Deferred by the Committee:

026/21	100 Edge Hill	Demolition of existing dwelling and new build. Deferred pending site visit in order to assess the land in relation to surrounding properties. As soakaways do not work on Darras Hall, all drainage will need to be connected to existing sewers.
030/21	58 Willow Way	Partial demolition and extension of existing single-storey dwelling into 2-storey dwelling. Deferred pending site visit in order to visualise proposed extension in relation to surrounding properties.

7. Plans Appealed/Deferred from Previous Meeting:

002/21	10 Fellside	Dormer extension of existing dwelling. Approved.
003/21	33 Whinfell Road	'Outline' – division of land. Approved
006/21	13 Fellside	Dormer bungalow modification to create 2 first floor en-suite bedrooms. Deferred pending submission of amended plans.
009/21	Plot 3 – Land to Rear of 151 Runnymede Road	New build with associated garage. Approved.

8. Planning Applications Submitted to NCC:

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9. Any Other Business:

026A/20	20 Moor Lane	‘Amendments’ – redesign of house, new materials, new detached double garage and boiler room, house is pushed back further into site (with detached garage located to front). Approved.
145A/20	20A Moor Lane	‘Amendments’ – changes to materials, removal of chimney, storage mezzanine over dressing room with small rooflight to north elevation, screening to balcony, stone cladding to gate pillars. Approved.
153A/20	Plot 4, 58 Runnymede Road	‘Amendments’ – pool house to replace summerhouse. Approved.
165A/20	62 Runnymede Road	‘Amendments’ – alteration to roof form, reduction in building height, reduction in glazing, building profile, garage location. Approved.

10. Date & Time of Next Meeting:

Monday, 22 March 2021 at 19:00 hours via Zoom.