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| Combe Florey Parish Council combefloreysec@gmail.com |

**Extraordinary Meeting of Combe Florey Parish Council**

**held at the village hall on Tuesday 4th December 2018 at 6.00pm**

# Minutes

Present: R Cleverly (Chair), G Eggleston, S Hawes, P Tayler, A Truby.

Apologies G Coombes (Clerk)

1. **To consider the following planning applications:**
2. **Planning application 11/18/0017/LB**

*Replacement boiler and external and internal alterations at The Old Forge, Williton Road, Combe Florey (Listed building consent only: owner informed they don’t need planning permission).*

Members of the Combe Florey Parish Council visited the site on the 4th December.

It was agreed that we are all in support of this application. The new external boiler will be well hidden at the side of the house and will not affect the structure of the property as it will use the existing boiler vent.

The property is large, and is struggling with an inadequate boiler. The Parish Council feels that this should be settled asap given we are in the winter months and the owners have inadequate heating and hot water.

1. **Planning application 11/18/0016**

*Outline Planning Application with all matters reserved except for access for the replacement of bungalow with the erection of 2 No. dwellings at Bramleys, Combe Tower Lane, Combe Florey. (D Hope)*

The Parish Council (PC) felt that the site is large enough to support 2 properties. A single larger house would be ideal, but the PC acknowledges the applicant’s preference for 2 smaller properties.

Some concern was raised about the following:

* Access to the properties: it was felt that an access more central than that proposed would be preferable, as this would make parking at the properties more efficient.
* The detached garage at the roadside will be in front of the building line. It was felt that single garages next to the properties would be much better, and would lead to better off-road parking capacity.
* Although it was agreed that the properties would benefit from being set further forward than is the existing bungalow, it was also felt that the properties would ideally be 2 to 3 m further back than proposed to maintain the current building line.
* Concerns about mains water pressure and septic tank location were raised but the PC did not feel qualified to comment on these.

Overall, the PC agreed that if built sensitively the properties would improve the Village.

1. **To approve following cheque for payment:**
2. Wix website hosting fee (two years) – refund of costs incurred by Claire Morrison-Jones: £136.80 (inc £22.80 VAT)

Proposed S Hawes, seconded P Tayler. All in favour