

**REPORT OF THE PLANNING COMMITTEE MEETING
HELD ON 4th MARCH 2008 AT OLD MILL HALL, GROVE**

Present: Cllr J M Stock (Chairman) Cllr P L Hadcroft
Cllr A Harker Cllr M Mellersh
Cllr W R Ackers Cllr F D Parnell
Cllr S K Dexter Cllr H Webb
Cllr W Evans Cllr I Woodbridge

In attendance: Mr Pywell & Mr Dobson – Pegasus Planning Group, 13 members of the public

Clerk: Mr G M Mundy

1 Apologies for absence

Apologies for absence were received from Mrs C J Parry (Planning Clerk).

2 Presentation by Mr Pywell from Pegasus Planning Group on the proposed development of land to the north of Bellingers Garage

The chairman introduced Mr Dobson and Mr Pywell of Pegasus Planning Group to the committee meeting.

Mr Dobson informed the committee that his clients, Rey Construction Ltd were part of Martin Grant Homes, who have had an ‘option’ on this piece of land for several years.

He added that the reason for proposing the site was because there was no new employment site located within the Airfield Development, although it was recognised that Grove Technology Park is adjacent to the Airfield. Mr Dobson informed the committee that the proposed employment site would contain employment such as office work to light industrial work and could employ approximately 800 workers. He also added that provision for a full size sports pitch, smaller training pitch and changing facilities would be made.

Cllr Evans asked when it would be likely for the development to start and finish if it was given permission. Mr Dobson replied that this would depend on the current market but would take approximately 3 – 5 years. He added that the properties would be rented and not owner occupied.

Cllr Parnell asked about the entry point in to the site from the A338. Mr Dobson said that the entry point from the A338 would be a ‘left in and left out’ configuration. Mr Pywell added that traffic entering the site from the north could turn right in to the site from a right turn lane.

Cllr Dexter asked about the security of the site, and if a sports club wanted to use the pitches, would their access to them be restricted. Mr Dobson said that there would not be a gatehouse security point and access would be open. He added that security would be the responsibility of the building occupants.

Cllr Parnell asked if the pitch could be an all-weather pitch. Mr Dobson replied that it could. Mr Dobson was asked which clubs would use the pitch and changing facilities. Mr Dobson replied that that is up for negotiation with their clients and local sports clubs.

Cllr Harker asked if the Environment Statement is available to peruse. Mr Dobson said that it was still in draft format, but would ask his clients if it could be released prior to the application for the site being submitted.

Cllr Parnell asked if this development could bring forward the proposed Northern Link Road. Mr Dobson replied that he would like to think it would and that provision has been made in the plans for this site to access onto the Northern Link Road. Mr Dobson said that the application is likely to be submitted by the end of March 2008.

At the end of the questions the chairman thanked Mr Dobson and Mr Pywell for their presentation.

3 Declarations of Personal or Personal and Prejudicial Interests in respect of items on the agenda for this meeting

There were no declarations of interest.

4 Report of committee meeting held on 12th February 2008

It was **MOVED** the chairman and **RESOLVED** unanimously.....

“...that the report be signed as a true record of the meeting.”

4 Matters arising from previous meeting

There were no matters arising from the previous meeting.

5 Planning applications considered

GRO/1280/14-X THE LIMES, STATION ROAD

Outline application for erection of replacement building for A1, B1, B8 uses on the ground floor and 15 bed budget hotel on the first floor

The chairman suspended standing orders in order to allow Mrs Clelland to address the committee in opposition to this application.

Mrs Clelland read out the letter of objection to this application on behalf of the residents attending the meeting. Mrs Clelland also informed the committee that the letter is to be sent to the local Planning Authority accompanied by a 100-signature petition objecting to the application.

The chairman thanked Mrs Clelland and re-instated standing orders

Comment: Members strongly object on the grounds that ingress and egress from the site would be directly onto the very busy A338. Members also felt that if this development was approved it would set a precedent for future development on this side of the A338. It was unanimously agreed that a hotel is required in the area but that this is the wrong location for a hotel to be built in Grove. The committee opinion was that a hotel was required but that it needed to be of a higher standard than a budget hotel

- GRO/3539/6** **COAL YARD, STATION ROAD**
Erection of car body shop and associated office
- Comment: No objection
- GRO/10512/1** **13 NOBLES CLOSE**
Proposed single storey rear extension
- Comment: No objection
- GRO/13203/5** **ELMS FARM, GROVE ROAD**
Part conversion of Unit 5 from agricultural to B1, B2 or B8 use
- Comment: No objection
- GRO/20445** **1 SYCAMORE WALK**
Extension to side and rear of existing bungalow
- Comment: No objection
- GRO/20446** **37 ROMAN WAY**
Erection of a first floor extension to form master bedroom
- Comment: No objection
- GRO/20449** **15 WOODGATE CLOSE**
Erection of a conservatory
- Comment: No objection
- GRO/20435** **23 KINGFISHERS**
Erection of a conservatory
- Comment: No objection
- GRO/3403/13** **RECREATION GROUND, CANE LANE**
Erection of temporary sports changing rooms
- Comment: The chairman informed the committee that because the Council had submitted this application on behalf of Challengers FC the council could comment on its detail, however the Council must write a formal letter in support of the application to the District Council.

Clerk

6 **Decision notices**

- Permitted: GRO/20403, GRO/19162, GRO/20193/1.
- Refused: GRO/19921/2.
- Withdrawn: GRO/16825/8

7 **Communications**

There were no communications.

The meeting closed at 8.45pm.

Confirmed 25th March 2008

Chairman