

# Seaton Valley Council

A Community Council

## Minutes of the Planning Committee Meeting held on Wednesday 26 September 2018 at Seaton Valley Council Offices

The meeting started at 6.04 pm.

### PRESENT:

Councillors: B. Burt (Chair), S. Stanners, L. Bowman, E. Coulson and S Hartland

### IN ATTENDANCE:

S Potts – Clerk and Responsible Financial Officer.

Members of the Public - 4

#### PL031/18 1. Apologies for Absence

All members of the committee were present

#### PL032/18 2. Disclosure of Interests

There were no disclosures of interest.

#### PL033/18 3. Minutes of Last Meeting

The minutes of the meeting held on 02 July 2018 were agreed and accepted as a true record of that meeting.

#### PL034/18 4. Planning Application Number 18/02945/COU

Retrospective Temporary Change of Use to Holywell Dene Care Home from Care Home to House of Multiple Occupation (HMO)

The Chair opened the discussion by saying that she was happy for the members of the public to ask questions/make statements at any stage of the debate and went on to give the latest update on the application.

The Clerk had been in discussion with NCC planners and it now appears as though the application might be withdrawn/put on hold. The owners of the property are concerned that if the Change of Use requested is granted, it may be difficult and expensive to process another Change of Use for the property to revert back to a Care Home. Additionally the Chair confirmed that the operators would require a licence to operate the building as an HMO.

Whilst it was now unclear if the application would go ahead members thought it expedient to debate the application as if was going ahead and therefore a debate ensued.

One of the members of the public present picked up on a recent local social media campaign calling for the application to be refused by raising concerns about the status of the residents who may eventually reside in the HMO. The Chair responded by saying that the committee had been called to discuss planning issues in relation to the application and said that the status of residents wasn't a planning issue. However, she went on to say that she had registered with the letting agents as a potential tenant or guardian in the new HMO and

was pleasantly surprised by the qualification criteria i.e. in work, two references, DBs check etc. Indeed, all present agreed that the qualification criterion was much more stringent than the criterion in place to be considered for a social housing tenancy.

The Chair then asked if anyone had any specific planning objections to the Change of Use application and two items were referred to.

Cllr Bowman drew attention to an error in the application which stated that there are 20 parking spaces available at the property – all present agreed that there is a maximum of 9 spaces. He also mentioned the busy main road location that the property enjoys and suggested that if all tenancies were taken up that parking and road safety matters would become a major issue.

Other members acknowledged Cllr Bowman's concerns but questioned if the parking or road safety implications would be any different to those in place for the existing use i.e. a Care Home, especially bearing in mind that the proposed use would not require staff to be on site.

Cllr Bowman then went on to raise questions about the layout of the building and whether or not it met the stringent HMO health and safety standards. Whilst everyone present had similar concerns, again the Chair said that this was not a planning issue but rather a matter for NCC's Licensing Committee/Building Regulations Department to consider.

Cllrs Stanners and Hartland drew attention to the lack of affordable single person accommodation in Seaton Valley and thought the proposed Change of Use could help to address this shortage. The Chair acknowledge this point and in addition offered the view that it might be better to see the building being used rather than standing empty.

The discussion continued for approximately 40 minutes with contributions from the floor and other members; however the above points covered the main issues that were raised in the debate.

At the end of the debate it was agreed that the Council would submit a neutral comment via the Planning Portal, however attention would be drawn to the parking, highway safety and health and safety concerns mentioned above.

## **PL035/18 5. Outstanding Planning Applications**

**18/03093/FUL** – Construction of front and rear extensions, creation of second floor with dormer window and detached double garage. **Deneside Farm, Station Road, Seghill** – No objection.

**18/03283/FUL** – Construction of two storey side extension and single storey rear extension. **9 Alston Grove, Seaton Sluice** – No objection.

**18/03220/FUL** – Single storey extension to rear of house, **Norham House, The Grange, Seghill** – No objection

**18/03386/FUL** – Two storey side extension, single storey rear and partial side extension and internal alterations – **69, Dorchester Court, New Hartley** – No objection.

**PL036/18 6. Dates of Future Council Meetings**

<b>2018</b>		<b>Committee/Council</b>	<b>Time</b>	<b>Venue</b>
Wednesday	31 October	Finance & General Purposes	6.00pm	Seaton Valley Council Offices
Wednesday	28 November	Full Council	7.00pm	Seaton Valley Council Offices
Wednesday	12 December	Finance & General Purposes	6.00pm	Seaton Valley Council Offices
Wednesday	30 January	Full Council	7.00pm	Seaton Valley Council Offices

The meeting closed at 6.50 pm.

Signed by the Chair: .....

Dated: .....