

ORTON WATERVILLE PARISH COUNCIL
MINUTES OF A PLANNING COMMITTEE HELD ON WEDNESDAY, 18 AUGUST 2010 AT
3.00 pm

Present were Mr M Chambers (Chairman), Mrs J Farnham, Mr P Froggitt, Mr C Long, Mr R Hammerton, Mrs D Sandles and Cllr Mrs J Stokes.

There were 7 members of the public.

1. **Apologies for Absence** were received from Mr M Rowett.

2. **Declaration of Interests** – There were none.

3. Planning Application

10/01005/FUL Installation of intake/extract ducting and A/C condenser at roof level
 Installation of decking and paved area enclosed with fencing and steps
 Installation of under 5's play area and lamp post for CCTV/Lights

At the Windmill Tavern, Cherry Orton Road, Orton Waterville.

The first part of the meeting was allotted for the members of public to make their representations to the Parish Council Planning Committee. All of them were immediate neighbours who objected to the proposal on the grounds of smell, noise and visual impact having a detrimental effect on their enjoyment of their properties and quality of life.

After the open forum the Parish Council considered the proposal. It was not against the application in principle, although it would only agree with granting this application if the following conditions were put on it:

1. The Installation of the intake/extract ducting. The ducting has little visual impact. However, the much increased emissions of cooking smells and the reported periodic clouds of black smoke are of concern. This should be further investigated. The current extraction system has no means of capturing smell/odour in spite of there being at least two methods available for this which could be incorporated in the extraction ductwork. **A condition that the system will adequately deal with smell and other emissions should be put on the granting of this application.** The direction of discharge of the extractor system could be redirected to take the fumes away from the adjacent houses, and fencing it around should screen the visual impact as well as shield the noise.
2. The Installation of decking. Since this decking is adjacent to the boundary of the neighbouring house, **a condition should be put on that an acoustic barrier be erected along the fence line to reduce the noise. Furthermore, a licensing condition should be placed on it for quiet eating and drinking only.** Amplified music or an outdoor screen for showing football matches would be unacceptable in a Conservation Village and would be disruptive to the peace and quiet of the neighbouring properties. Type of activities and hours of business should be carefully looked at when considering future licensing applications in this location. Presumably the Fire Authority and Environmental Health will have been consulted.
3. Installation of under 5's play area. The applicant has endeavoured to provide a family friendly premises. **However, a condition that the play area should be locked after 9pm at night and that no ball games at all should be allowed in the seating area should be made a condition of consent.** This is to eliminate the constant kicking of balls against the neighbour's fence and disturbing the neighbour's enjoyment of his/her garden.

Mr Hammerton proposed and Mrs Farnham seconded that provided the above conditions were placed on any planning consent, the Parish Council would have no objection. This was carried.

The meeting closed at 9.00 pm.

Planning Committee 2