

# Stretton Parish Council

## Minutes of an Extraordinary Stretton Parish Council meeting on 4 February 2020 commencing at 7 pm IN ST NICHOLAS CHURCH, CHURCH LANE, STRETTON

### Agenda

- 20/116                    **Chairman's Welcome.** Cllr. Lester welcomed everyone to the meeting and asked if any members of the public would like to comment on matters on the agenda.
- a) A member of the public wanted to object to the planning proposal item 20/120 below on the grounds of the dormer window looking directly into her garden. She had no objections to the extension itself. Also commented that a Velux style window would be acceptable.
  - b) A member of the public also objected to the dormer window as this would set a precedent for other applications in a conservation area. The window was out of keeping with the street scene.
  - c) A member of the public also voiced that the proposals was out of keeping with the conservation area.
- 20/117                    **To record those present.** To: Cllrs. Brian Lester (Chair), Richard Foster, Greg Harker, Paul Finlay & Michael Arnold. Also, in attendance Sarah Gresty, Parish Clerk and 4 members of the public.
- 20/118                    **To Receive apologies for absence.** There were none.
- 20/119                    **To receive Declarations of Pecuniary interests on items on the agenda.** There were none.
- 20/120                    **Planning: To receive the following:**  
**2019/1420/FUL** Proposal: Dormer to rear roof slope of bungalow, erecting of replacement single storey rear extension, and replacement of front windows. 5 Spinney Lane, Stretton, Rutland LE15 7RB
- Discussion took place taking into consideration the comments from neighbouring houses.
- Stretton Parish Council unanimously **RESOLVED** to object to the proposal and comments submitted as follows:
- Stretton Parish Council object to the proposed dormer window to the rear roof slope of the bungalow on the following grounds:*
- a) The proposal is in the Stretton Conservation Area. Other nearby properties do not have rear dormers which are visible from the highway. The row of cottages are all of similar appearance and date (circa 1900) and the proposed dormer would*

*be open to public view from Rookery Lane and from neighbouring properties. Accordingly the dormer would stand out as a prominent and incongruous feature which would be harmful to the character and appearance of the local area and the conservation area as a whole.*

- b) There would be clear views from the proposed dormer window into the garden of the nearby dwellings which would result in a loss of privacy to the occupiers of house properties harming their living conditions.*

20/121 **ITCP report.** Cllr. Paul Finlay proposal to adopt the ITCP report. Further discussion on the report took place.

Cllr Lester raised further considerations of the village signs and the gates blocking the verges. It was unanimously **RESOLVED** to arrange an on site meeting with Robyn Green, Highways Engineer (Development Control) Rutland County Council, the Councillors and any interested residents of Stretton.

The meeting closed at 17:27

The minutes were approved at the Parish Council Meeting held on 30<sup>th</sup> July 2020.  
A signed copy is held on file.