

FARNHAM WITH STRATFORD ST ANDREW PARISH COUNCIL  
Minutes of the meeting held Monday 25 January 2021 by video via Zoom

Present: Councillors Ian Norman, Ian Tayler, Jill Pass, Tim Plant, Richard Ayres, Rosemary Conibeer, Michael Light

Apologies: Gordon Gilbert

In attendance: Parish clerk Debbi Tayler

**1 Apologies**

Apologies were received from Councillor Gilbert.

**2 Declarations of Interest**

There were no declarations of interest for items on the agenda.

**3 To discuss planning application DC/21/0014/FUL**

This is an application to build a self supporting deck at first floor height on the southern elevation of Mill House, Mill Lane, Stratford St Andrew. It will be built from larch with stainless steel spindles.

The parish council has received an email from the neighbour closest to the property at Hemplands, Mrs Ward. Her view is that the size does seem rather excessive with a projection from the house of 2650mm at it's widest point (it is a triangular shape). She feels this will impinge on her privacy as any screening between the properties is minimal. The two photographs submitted are looking west and south to fields but none looking east towards her property & garden. She also notes that there is no mention of any lighting for this structure.

In her comments to the planning officer Mrs Ward says she is not objecting to the application as she does not wish to damage her relationship with the owner. However, she mentions the size of the proposed structure and says that because the screening between the two properties is minimal there is a threat to her privacy and enjoyment of her garden.

The chair has also had representation from another neighbour at Highview House which is behind Mrs Ward's property. He maintains his property will also be overlooked by the proposed structure.

The clerk has spoken to the planning officer who has visited Mrs Ward. His view is that as Hemplands is below the level of Mill House there is a probability that anyone standing on the balcony will be able to see into the garden but there are already two large windows overlooking Hemplands. Also it is the narrowest end of the triangular balcony that would be nearest Hemplands and so unlikely that people would stand at this end and look into the neighbouring garden. He is considering contacting the owner of Mill House and suggesting the width of the balcony be made narrower to mitigate the impact. However, if she refuses he is not minded to refuse the application.

The council agree with the planning officer's views. It was agreed that in their comments it will be suggested that screening could be erected at the narrow end of the balcony to mitigate the impact on Mrs Ward's property.

The meeting closed at 21.30.

The next meeting is 8 February 2021 by Zoom.

Signed .....(Chair)

Date.....