

Appendix A

Councillor Gill Hill, District Councillor for Minster Lovell addressed Members on behalf of the Parish Council and concerned residents.

She referred to the proposal to build two storey dwellings on the eastern boundary of the site which backed onto the gardens of bungalows which had strong objection from all parties. She requested that the developer reconsider the layout and read out the Parish Council's comments detailed at section 1.8 of the report.

Councillor Hill concluded urging the Committee to look carefully at the concerns being raised by local residents.

Appendix B

Mr Simon Handy addressed Members on behalf of Bovis Homes and reminded them that outline consent had been given in August 2018.

With regard to the rear gardens of the properties on the eastern boundary, these had been extended to 30 metres rather than 21 metres with some even further back. The fence height had been increased and funding had been offered to create a footpath connecting the site through to the playing fields. This would be in addition to the S106 funds.

Mr Handy made reference to the northern end of the development, where the bungalows were situated which was felt to be the most sensitive area of the site. With regard to the on street, visitor parking, he highlighted that the Highway's Authority had no objection.

He endorsed the officer's recommendation.

Appendix C

Councillor Gill Hill, addressed Members in her capacity as Ward Councillor.

She concurred with the view of the WODC officers and reminded the committee that the applicant's family had lived in the property since 1945 and were therefore very local and committed to the area.

She explained that the family had reached a stage whereby they need to provide more suitable accommodation for the older members of the family and once settled, the manor house would be passed to the son for his family, including three young sons.

She urged Members to support the officers recommendation and approve the application.



THE OLD MANOR HOUSE, SCHOOL LANE, LITTLE MINSTER
(APPLICATION 18/03670/FUL).

Good afternoon Councillors

Thank you for the opportunity to address you today.

I would like to use this time to provide further clarification on the rationale for and the design justification of the proposed residential annexe.

In terms of need

The applicants are an elderly couple who have lived in The Old Manor House for much of their lives. Indeed, the manor has been owned by the family since 1945 when Mr Feilden's father, who was born at Cokethorpe, purchased the property.

As such, the applicants have a very strong attachment to the house and its charming grounds and they wish to keep the property in the family for future generations.

However, over the past few years, the main house has become increasingly challenging for the applicants to manage and they are therefore seeking to downsize into a smaller residential annexe.

The main house will be handed down to their son and his large family – including three grandchildren – who would make better use of the building.

In this capacity, the proposal will enable the applicants to remain within the curtilage of their long-time home while living close to their immediate family.

With regard to the principle and location of the annexe

The proposal has been subject to a lengthy pre-application process whereby the requirement for and the location of the annexe has been discussed with your officers.

Through this process, the location of the annexe was guided to the south-eastern garden area within the residential curtilage of the main house, thereby ensuring a functional and ancillary relationship between the annexe and the house.

In this respect, the proposal comprises ancillary accommodation as supported by Policy H2 of the Local Plan.



In accordance with this policy, the applicants are happy to accept a condition that will restrict the occupation of the annexe as ancillary to the main house.

In relation to the scale and size of the annexe

The proposal has been designed and modified in accordance with pre-application advice to achieve a low-lying and subservient form, being a well-proportioned one-and-a-half storey building that is set into the land.

As noted by your officers, this design is modest and harmonises with the character and appearance of The Old Manor.

In addition, the annexe provides sufficient space to enable live-in care should it become necessary. As such, the modest-scale building thus reflects the applicants' current and future needs.

To conclude, the principle, location and design of the annexe has been guided through the pre-application process and is supported by your officers.

In addition, I note there have been no objections from the technical consultees in relation to:

- The preservation of the listed buildings and the wider conservation area;
- The retention and enhancement of trees and biodiversity;
- The provision of safe and suitable access; and
- The provision of adequate drainage.

The applicants are grateful for the positive position and recommendation of officers. We hope you can support their recommendation to approve this application.

Thank you for your time.