

**Minutes of the 343<sup>rd</sup> Planning Meeting held Monday 2<sup>nd</sup> November 2020 at 4pm**

Present: ALEX HOWARD (AH) Chairman  
LORNA PONTI (LP)  
MARK LEE (ML)  
CHRIS ROBBINS (CR)  
  
JAMES PERITON (JP) Estate Manager

Absent: NEIL COULSON (NC)

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The minutes of the 342<sup>nd</sup> meeting held Monday 21<sup>st</sup> September 2020 had already been approved, signed and circulated on the website.

**POLICY MATTERS**

**A. Annual Review of Fees**

A 2.5% increase was agreed in the rates for the calculation of the Development Fees.  
An amendment to the standard Deed of Agreement to include timber post and rail as an alternative option to chain link for the verge protection was agreed. JP explained timber post and rail matched the Estate's verge protection and was easier to repair if damaged, whereas the metal chain-link fencing when damaged cannot be repaired and looks unsightly.

**GUIDELINE APPLICATIONS** (*adjoining Club land*)

**A. 4917 Silver Birches West Drive – New Dwelling with Basement**

The Committee approved the application

**B. 4716amend Bradenham House East Drive – Amendment to floor plan and elevations**

The Committee approved the amendment application. The proposed development is at the maximum Plot Ratio for above and below ground size. No further extension or Plot Ratio applicable outbuilding would be acceptable.

**ROUTINE APPLICATIONS** (*non-adjoining Club land*)

**A. 4911 Foxbourne Lake Road – Conservatory**

AH declared an interest as a social acquaintance to the applicant and did not participate in the consideration. The Committee approved the application.

**B. 4912 Rondane Shepley End – New Dwelling with Basement**

The Committee approved the application with the condition the current access (off Shepley End) will be permanently closed at the end of the construction process as the entrance is being moved to West Drive. Access for construction would be only via West Drive and not Shepley End.

**C. 4913 White Dials 3 Abbey Road – New Dwelling**

The Committee approved the application. The proposed development is at the maximum Plot Ratio, no further extension or Plot Ration applicable outbuilding would be acceptable.

**D. 4914 Charnwood Gorse Hill Road – Renewal of WERC4736 Outbuilding/Garden Room**

The Committee approved the renewal application.

**E. 4915 Claringsworth House Portnall Drive – Extension (first floor only)**

The Committee approved the application

**F. 4918 Ditton Place Bourneside – Replacement garage with accommodation over**

Prior to the meeting the Committee were informed as to the commencement of the development prior to an application being submitted to the Committee. The Committee discussed the application, explanation behind the failure to submit and comments submitted by a neighbouring resident. It was confirmed the failure to submit was a genuine omission and that there was no reason to have taken action to have the development stopped prior to the consideration of the application. The explanation was accepted and the application considered on the same basis as had it been submitted prior to commencement, there would be no reason to defer, refuse or penalise. The Committee approved the application to replace the four car garage with newly created accommodation in the roof space over.

**PRE APPROVED APPLICATIONS** (*in Area B – adopted roads*)

None.

**OUTLINE APPLICATIONS**

None.

**ANY OTHER BUSINESS**

**A. PGA Tournament Fee**

It was agreed to invoice for the Tournament with a 1.5% increase.

**B. Kings Bourne – Additional Entrance**

Prior to the meeting the letter was circulated to the members, the Committee were concerned there may be an ulterior or hidden motive behind the argument subject to establish another entrance to the property. It was decided to refer the matter to the Committee's lawyer.

**C. Annual Road Rate Circulation**

It was agreed to follow the same format as previous years and include the Chairman's Report, Balance Sheet with Explanatory Note along with the invoice. It was discussed and agreed, if there is space on the reverse of the Chairman's Report, that there should be an Information Section where recent issues namely; nuisance from blowers, bonfires, dog fouling/barking, contractors working being brought to the resident's attention and seek greater neighbourly consideration. The WRA are to be invited to submit an insert into the envelope.

**D. WRA Invoice**

Due to Lockdown the Estate Office has not been used by the WRA and the Committee agreed to deduct the £500 contribution and invoice for 50% less as contribution towards the administration of the WRA subs included on the invoice and assistance offered to the WRA.

**DATE OF NEXT MEETING** 7<sup>th</sup> December 2020

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 18:40hrs

A handwritten signature in black ink, appearing to read 'Alex Howard', written over a horizontal line.

**Alex Howard**  
**Chairman WERC**

**DATE 9<sup>th</sup> November 2020**