

**Planning Site Visit - Briefing Note**

PLANNING APPLICATION REFERENCE: 20/0017/RET

PROPOSED DEVELOPMENT:

LOCATION: 40 James Street, Markham

DATE OF SITE VISIT: 17<sup>th</sup> February 2020

MEMBERS PRESENT: Councillor Mike Adams, Councillor Ross Whiting and Councillor Walter Williams

OFFICERS PRESENT: Liz Rowley and Chris Boardman

The following points were raised by members, and the answers provided:

- Cllr Adams asked about the overall height of the building and the need for applicants and builders to enquire whether they need planning before constructing works – This did not warrant an officer response.
- Cllr Adams referred to the objections received in the officer report and looked at the position of the outbuilding and the existing fence line and was satisfied that the works have been constructed on the applicants land. The Planning Officer advised that it would not be appropriate to discuss issues relating to the boundary wall in the absence of the objector and pointed out that these are private matters not pertinent to the determination of the application.
- Cllr Williams enquired about the covenant on the land that no outbuildings can be erected within the rear gardens. The Planning Officer advised that this is a private matter between the vendor and purchaser of the land. The Planning Officer also pointed out to Cllr Williams that there is small concrete outbuilding located at the lower end of the garden in the objector's property.
- Cllr Adams queried the external finishes of the outbuilding as they have yet to be applied. The Planning Officer advised that there is a suggested condition attached to the officer's recommendation to request details of the external finishes of the outbuilding.
- Cllr Williams wanted clarification on whether a fence would be erected to prevent loss of privacy to the neighbouring occupier. The Planning Officer advised that a privacy fence is a recommended as a suggested condition for members to consider.

- Cllr Adams asked Cllr Whiting if he had any further comments to make. Cllr Whiting confirmed he was satisfied with the information provided.

**Summary of any additional information received or matters arising:**

The Planning Officer advised that members should have received information circulated on behalf of the objector, however the contents of the report are not material planning considerations and are private matters between the adjoining land owners.