

Corner Green Residents Association, EGM

Thursday 14th March 2013

Present:

Mark Helm	Acting chairman (8)
Dan Radcliffe	Director (4)
Mac Cochrane	Director (10)
Kate Sabapathy	Director (19)
David Howes	Treasurer and immediate neighbour (7)
Janet Parrott	Secretary (23)
Simon Tilford and Esther Ibbeken	Proposers of extension (6)
Nadine White	(15)
Biddy Macfarlane	(16)

Apologies for absence:

Graeme Smith	Director (12)
Peter Ruthen	Immediate neighbour (5)

1. The EGM was called to consider a proposal for a single storey extension to the rear of number 6. The proposed extension bordered no. 5, and was to be largely built in glass and wood. Electronic copies of plans had been circulated by the secretary by e-mail on 11 February 2013. Simon Tilford advised that the plan had subsequently been modified to lower the external roofline by 5cm. Simon also advised that no change in the nature of the boundary fences was proposed.

2. With regard to the immediate neighbours:

- No. 5 Peter Ruthen had e-mailed to say he had no objection to the proposal.
- No. 7 David Howes had raised an objection on the grounds of the visual impact of the extension, but indicated he was prepared to withdraw that objection if the Society agreed to impose the following conditions on any consent it might be minded to grant:
 - a) that the external dimensions implied by the 11 February plans - less 5cm off the external height - are not exceeded
 - b) that he or his agent are offered the opportunity to validate the external dimensions of the extension to ensure compliance with condition a.
 - c) that construction work (whether DIY or contracted) is only undertaken at the times permitted by BCER Ltd
 - d) that the external materials are either as agreed at the EGM or as agreed subsequently by Directors following delegation of authority to them by the EGM
 - e) that materials, skips or other plant or equipment associated with the

construction are not stored on CGRS land without the Society's prior consent

3. Simon and Esther indicated they were willing to accept these conditions except condition b, where they preferred that an independent party – possibly a director – be offered the opportunity to validate the external dimensions of the extension.

4. David Howes indicated he would be happy to accept that change, Mac Cochrane indicated he would be happy to perform that role, and both David and Simon and Esther indicated they were happy for him to do so.

5. Mac Cochrane therefore proposed that the Society grant its consent to the proposed extension subject to the following conditions:

- a) that the external dimensions implied by the 11 February plans - less 5cm off the external height - are not exceeded
- b) that Mac Cochrane is offered the opportunity to validate the external dimensions of the extension to ensure compliance with condition a.
- c) that construction work (whether DIY or contracted) is only undertaken at the times permitted by BCER Ltd
- d) that the external materials are as agreed by Directors
- e) that materials, skips or other plant or equipment associated with the construction are not stored on CGRS land without the Society's prior consent

6. This proposal was carried by eight votes with one abstention.