

Minutes Of extraordinary planning meeting 19:30hr Village Hall 12th October 2017.

Present; Councillor Ward, Councillor Britain, Councillor Worrall, Councillor McCool.

476. Apologies for absence and declarations of interest.

Councillor Smith.

No declarations of interest.

477. Public Session.

Public were invited to observe plans.

Immediately followed by a question and answer session with Mrs J Hubbert planning consultant to the developer Mr Forbes Adams.

478. Points raised with Parish Councillors.

North House Farm ;

Paddocks are still included in plans- outside of development zone and not necessary to reference. No need for access through to field.- Could be used for increased parking to properties.

Still concern about available parking lots in development, the road system outside is subject to a bend blind spot – increased parking overspill will cause safety issue in such a public accessible area. – traffic calming?

Complements on improvements to plans for barn but- access doors to central properties ideally should be removed as they give access straight on to green. No footpaths and ownership of land is council rather than developer.

Materials used in barn should be reclaimed clamps and pan tiles.

Side access to both North House farm and end barn open straight on to road causing a safety concern.

Position of garage adjacent to Holly house obstructs access to existing garage roof guttering on development side.

Plans do not include guttering to barn – so inaccurate.

Plans do not show view from road – rear properties are on a higher level so will dominate.

Red House Farm.

NO Planning Notice has been displayed.

Developer has immediately prior to submitting application removed trees from site – one tree an ash had previously been identified as significant and subject to a TPO request by the PC. (the PC had been given assurances by SDC that wouldn't happen)

Substantial part of development is outside of development limit and not on the foot print of any existing buildings.

Barn replacement does not reflect rural nature of village.

Materials?

Rural character not being retained by design.

Massing of developments – impact on village – agricultural – possible 30% increase in village size in immediate future – Park/North House and Red house farms – same developer.

Local employment being impacted.

We are a secondary village with limited amenities-

Water and sewage systems under stress.

Actions.

Council to submit objections to both proposals.

To engage O Neil's planning consultant to offer advice on proposal at Red House - discuss collective massing – can impact on village be considered.

Development outside of development boundary and SDC policies including strategic review.

Seek extension to response date. Councillor Ward to action.

Register/ request applications go before planning committee and PC speaks on behalf of community.