

MINUTES of the Planning Committee meeting held on Monday 10 November 2014 at 7.30 p.m. at The Old School Centre.

The Chairman welcomed everyone to the meeting.

Open Forum (for items not included on the agenda):

Nothing was raised.

PL 1-11-14 Record of members present

Cllr Glyn Richards - Chairman, Cllrs Mark Copleston, Richard Fone, Mandy Haley, Peter Kelly, John Summers, Greg Wall and Donald Wiseman, three members of the public and Julia Willoughby the Clerk to the Council were present.

PL 2-11-14 Apologies for absence

None.

PL 3-11-14 Declarations of interest (and nature) with regard to items on the agenda

None.

PL 4-11-14 Consider the granting of dispensations

No applications.

PL 5-11-14 Public participation session with respect to items on the agenda

Nothing was raised by those present.

PL 6-11-14 Confirmation of the minutes of the meeting held on 13 October and report any matters arising - for information only

The minutes were confirmed and signed.

The Chairman has followed up on a matter raised at the last meeting, the individual was advised by DNPA to abide by the advice on the Planning Portal, which was followed.

PL 7-11-14 Decisions

0492/14 Erection of two-storey side extension and single storey rear lean-to, 59 Brakefield, South Brent; application granted.

0506/14 Single storey extension to front of house at Hawkhurst, Hillside, South Brent; application granted.

0507/14 Construction of outdoor store, Glazebrook House Hotel, South Brent; application granted.

0523/14 Construction of metal flue above roof for wood-burning stove at 39 Clobells, South Brent; application granted.

45/1380/14/RM Application for reserved matters (access, appearance, landscaping, layout and scale) following outline approval 45/0796/13/O for erection of agricultural workers dwelling, Lower East Moore Farm, Diptford; application granted.

Appeals have been lodged against 0058/14 refusal of construction of an agricultural building and 0309/14 construction of conservatory to front of house at 14 Corn Park, South Brent.

Tree Preservation Order: consent has been given for a tree to be felled at Greenfield, Corn Park, South Brent, to be replaced with a whitebeam.

PL 8-11-14 Applications:

0613/14 Conversion of barn into two units of affordable housing at Barn 'A' Marley Grange, Stidston, South Brent; the Parish Council recommends refusal of this application. The barn is not worthy of preservation and the proposal is for two unjustified units of accommodation in the countryside.

If DNPA is minded to approve the application South Brent Parish Council would like to propose that 35% below open market value would be truly affordable, at present. The Council would like to bring to the attention of DNPA the lack of toilet facilities on the ground floor of the two storey conversion proposed.

PL 9-11-14 Amended applications including:

0354/14 Residential development comprising 40 dwellings including affordable housing, areas of open space and landscaping; a new access and pedestrian footway onto Exeter Road and associated infrastructure at land adjacent to Fairfield, South Brent.

Cllrs Cathie Pannell, Glyn Richards and Greg Wall attended a meeting at DNPA with Stephen Belli on 5 November ahead of the DNPA meeting on 7 November to determine the application. Three main issues were discussed: the need for two crossing points in Exeter Road, the size of the affordable units and affordability for local need.

The application was granted on 7 November, Cllr Cathie Pannell attended the meeting. Following discussions the Committee makes the following recommendation to the Parish Council: **the Parish Council pursues two crossing points in Exeter Road; ensures that the contribution of £91,652.50 is available for the community of South Brent; requests that the S 106 agreement is seen by the Council while still in draft form; the construction of the proposed cycleway/footway in Exeter Road in ascertained (is there a kerb?) and the Jubilee Crossing in Station Road is sorted out.**

0528/14 Erection of PV solar panels in paddock at Garfield House, Aish, South Brent; the Parish Council has no objection/ a neutral view.

PL 10-11-14 Request for the Parish Councils' view on retaining the shop at 15 Station Road

It was noted that the use of this building has changed several times and a separate unit of accommodation has been created. A full planning application is now required for the retention of the commercial unit and use of the flat. The Committee will await the application.

PL 11-11-14 Planning status of the depot at Marley Head

DNPA advise that following a theft at the depot, the agent will submit an application soon.

However, the Committee is concerned that this use has been without planning permission of any kind since May 2014, given the history of the site this is rather astonishing. The Committee has concerns regarding the aggregate and what it contains; the Environment Agency is aware of the site and it is understood the aggregate should not be

moved from it (and a bund should be constructed around the site), although today there was evidence of mud on the highway coming from the site.
Also, could there be an impact on the railway tunnel below in view of the weight of the material stored here?

PL 12-11-14 Correspondence

None.

PL 13-11-14 Any matters to be brought to the attention of the planning authority

South Brent Community Land Trust will be contacted by the Chairman to enquire about the extent of their public consultation, now that they have a proposed site identified.

PL 14-11-14 Items for the next agenda

None.

The meeting closed at 8.54 pm.

DRAFT