

MINUTES of the Planning Committee meeting held on Monday 16 May 2016 at 7.30 p.m. at The Old School Centre. The Chairman welcomed everyone to the meeting and a one minute silence was held to mark the passing of former Councillor Stuart Orr, who was Chairman of the Planning Committee from 1991-1999.

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

None.

PL 1-5-16 Record of members present

Cllr Glyn Richards - Chairman, Cllrs Sue Gaskin, Mandy Haley, Peter Kelly, George Link, Heidi Rodriguez, Greg Wall and Julia Willoughby the Clerk to the Council were present.

PL 2-5-16 Apologies for absence

Cllr Richard Fone has sent his apologies.

PL 3-5-16 Declarations of interest (and nature) with regard to items on the agenda

None.

PL 4-5-16 Consider the granting of dispensations

No applications.

PL 5-5-16 Public participation session with respect to items on the agenda

None.

PL 6-5-16 Confirmation of the minutes of the meeting held on 11 April and report any matters arising - for information only

The minutes were confirmed and signed.

The granite planter in Exeter Road near the entrance to the Middle and Lower Green development has been moved.

PL 7-5-16 Decisions

0529/15 Use of land as gypsy and traveller caravan site consisting of six pitches and communal day room and store at Orchard Meadow, South Brent; application granted.

The Chairman advised he attended the DNPA Development Management meeting on 6 May when this application was considered; Cllr Richards felt the views of the Parish Council were not considered by the meeting at all and a letter will be sent to Mr S Belli outlining the following points:

Throughout the consultation process, including the DM Committee meeting on 5 February and subsequent site inspection on 19 February, South Brent Parish Council raised serious concerns regarding a development of six dwellings outside the village development boundary without a pathway connection. This was again brought to the Authority's attention on 6 May.

This issue was neither discussed nor debated by members of the Committee. This begs the question – why bother to attend the meeting?

DNPA have a policy where a Parish Council view differs from the Officer's view, that delegated decision making is removed and then referred to the DM Committee; if the Parish Council's views are not then considered, this brings the process into disrepute.

0070/16 Removal of condition (4) relating to an agricultural tie from permission ref.

0449/02, Marley Farm, South Brent; application refused.

0116/16 & 0117/16 (Listed building) Renovation and alterations to existing building at Lydia Mill, Lydia Bridge, South Brent; application granted.

0129/16 Ground floor extension and erection of garage at Noland Lodge, Noland Park, South Brent; application granted.

Tree Preservation Order: request for tree works at Crossways and Noland Cottage, South Brent; application granted.

PL 8-5-16 Applications:

0215/16 Installation of solar PV array on the south facing roof of the hall, Village Hall, Station Approach, South Brent; noted.

0217/16 Amendment to Plot 20, change and relocation of house type and revised parking arrangements – ref. application 0354/14 at Plot 20, Land adjacent to Fairfield, South Brent; the Parish Council supports this application.

0224/16 Conversion of barn to two units of affordable housing at Barn A, Marley Grange, Stidston, South Brent; the Parish Council has no objection to this application.

0227/16 Alterations and extension to provide new ground floor classroom, covered play area and new WC facilities at Little Orchard, Exeter Road, South Brent; the Parish Council recommends refusal of this application as this is an over development of the site in this location due to the lack of parking. (When Exeter Road is narrowed to 6m parents who park on the road will effectively block it.)

PL 9-5-16 Amended applications

0182/16 Change of use of land from commercial to domestic, to include construction of new double garage at Glazebrook Farm, South Brent; the Parish Council has no objection to this application.

0189/16 Installation of two practice cricket nets and additional storage container at South Brent Playing Field, Exeter Road, South Brent; noted.

PL 10-5-16 Correspondence

0128/16 Erection of double garage at Kerries Keep, Kerries Lane, South Brent; DNPA has enquired whether a representative would like to attend the meeting when this application is considered at DNPA – the Chairman will attend.

Lightsource Renewable Energy Holdings Ltd. have advised a planning application will be submitted to extend the operational life of Marley Thatch Solar Farm from 25 to 30 years. Noted; the Council will await the application.

SHDC advice on Neighbourhood Plans will be sent on to members of the Planning Committee for information.

PL 11-5-16 Matters to be brought to the attention of the planning authority  
DNPA will be asked to investigate a recently erected fence of over 1m in height next to the highway.

PC 12-5-16 Preparations for the finalisation of the lease with SHDC for the Station Yard: issues arising from SHDC's ownership

The Council's solicitor has received documents relating to the land and these have been sent by email to members of the Council. As the road is open to the public there are no provisions for maintenance by the adjacent property owners.

The question of designated parking spaces in the car park was raised, the clerk will check the details and report at the Parish Council meeting next week.

PC 13-5-16 Items for the next agenda

None.

The meeting closed at 8.40 pm.

DRAFT