

**Minutes of the Planning Committee Meeting of North Curry Parish Council
held in the Village Hall on Wednesday 31st May 2017 at 7.30p.m.**

Present: Mr A Turner (Chairman), Mrs C Vaughan, Mrs C D Stodgell, Miss L Turney, Ms C. Smith, Mr G Cable, Mr B Jeanes, Mrs J Leader, Cllr. P. Stone and Mr I Fugett.

Members of the Public: Mr M Baker, Mr P & Mrs J Brennan, Mr & Mrs A Fletcher, M. Bycraft, D. Honeywill, H. Wood and C. Henderson.

1. ELECTION OF CHAIRMAN – Chairman is still chairman until elected or otherwise. – Mrs Stodgell proposed Mr Turner be Chairman of the Planning Committee, Mr Jeanes seconded the proposal, there were no other proposals. Mr Turner accepted the nomination and the proposal was passed unanimously.

2. DECLARATION OF ACCEPTANCE OF OFFICE - Mr Turner signed the Declaration.

3. ELECTION OF VICE CHAIRMAN – The Chairman proposed Mrs Vaughan as vice-Chairman, Miss Turney seconded the proposal, there were no other proposals. Mrs Vaughan accepted the nomination and the proposal was passed unanimously.

4. DECLARATION OF ACCEPTANCE OF OFFICE – Mrs Vaughan signed the Declaration.

5. APOLOGIES – Mrs M Burt.

6. TO APPROVE THE MINUTES OF THE PLANNING MEETING HELD ON 29th MARCH 2017 – Mr Jeanes proposed the minutes were a true record of the meeting, Mrs Stodgell seconded the proposal, which was passed.

7. DECLARATIONS OF INTEREST – Mr Jeanes re. appn. 24/17/0025 – The Committee agreed that as permission had already been granted at Knapp Lane Mr Jeanes no longer had an interest in the development although there was an interest re. **Corr. P1045** as Mr Jeanes' property was affected but he was allowed to stay in the meeting but not take part for this item.

8. MATTERS ARISING – Corr. P1045 R. Alford (Strongvox) re. meeting & Knapp Lane development - following a meeting with PC representatives, Mr Alford confirmed discussions as follows: if street lighting was removed as a requirement, the cost of £8,962 would be passed to the Parish Council; that traffic would access the site via Borough Post and Knapp Lane; that the Overlands footpath would be improved (it had been reported to Mr Fugett that the slope to the footpath was steeper than it should be for wheelchair access, Mr Jeanes also noted the gates were not amenable to pushchairs and wheelchairs); Strongvox to consider replacing the steps to the footpath at the White Hart end of the Knapp Lane site with a ramp; the footpath to the Methodist Church to be tidied up (planning conditions to be checked as to whether a proper footpath was due to be installed); Strongvox asked for PC support for changing the affordable homes to a 25% discount basis rather than shared ownership, offered to first time buyers and the discount to be in perpetuity (discussion of this to be deferred to the Parish Council meeting). **P1055 Update re. 12 Town Close** – the deferral of prosecution action was noted.

7.52pm Cllr. stone joined the meeting.

9. APPLICATIONS FOR COMMENT BY NORTH CURRY PARISH COUNCIL

24/17/0020 – Erection of single storey extension to side of 18 Longs Field, North Curry – The Chairman explained the application and after brief discussion proposed the PC support the application, no further comment to TDBC being considered necessary. Mr Jeanes seconded the proposal. (Mrs Brennan expressed concern that the extension could become a two-storey extension in future which would overlook their property, the Chairman pointed out that further permission would be required for that to happen.) The proposal was passed.

24/17/0023 – Erection of single storey extension with a glazed link at Woodlea, Newport Road, North Curry – The Chairman explained the application. Concern was expressed by some regarding the scale of the proposal and the style, and that it could be converted into a dwelling in future. After discussion, the Chairman proposed the Parish Council support the application with the condition that it be for non-domestic use only (e.g. craft / workshop) and that it be tied to the house and not sold off separately. Mrs Stodgell seconded the proposal. The Chairman proposed an additional condition that should the trees screening the extension from the road deteriorate or die due to construction work they are replaced and the tree screen is maintained. Mrs Stodgell seconded this further condition. Both proposals were passed with 6 for, 3 against and 1 abstention.

24/17/0025 – Erection of 4 No. dwellings (2 to be affordable homes), with associated works, area of public open space and footpaths on land adjacent to Manor Lane, Stoke Road and White Street, North Curry – The Chairman explained the application. **P1048 P. Brennan comments re. appn. 24/17/0025, P1047 R. Lander comments re. appn. 24/17/0025 and P1051 Mr & Mrs Herd comments to TDBC re. appn. 24/17/0025** had been copied to all members. **Corr. P1046 R. Lander re. lack of tree detail on 24/17/0025 plans & updated plan** was noted. Concerns expressed by the public included proximity to 5 listed buildings, increase of flooding risk, privacy concerns due to overlooking properties, lack of garden space, Manor Lane not suitable for 2-way traffic and saleability of affordable homes. Mrs Stodgell also commented on the poor visibility from Manor Lane to Stoke Road. The pros and cons of the development were discussed at length after which the Chairman proposed the Parish Council object to the development, Mrs Vaughan seconded the proposal, which was passed with one abstention. **9.08** Mr Honeywill left the meeting. Reasons for refusal were discussed and Mrs Stodgell proposed the following reasons be put forward:

1. With the adoption of the SADMP (Site Allocation & Development Management Plan) and the approval on appeal of the Knapp Lane development, **55** new build homes are currently being built in the village, placing a significant strain on already overstretched services, school and health centre. Further demand will exacerbate this to an unacceptable level.
2. As this site is within the Conservation Area and adjacent to **5** listed buildings, s133 of the National Planning Policy Framework (NPPF) applies: “Where a proposed development will lead to harm to or loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.” The Parish Council does not consider that the benefit outweighs the harm. Two previous applications on this site were refused on appeal, the appeal of appn. 24/98/0032 being dismissed by the Planning Inspector as “neither the setting of the listed buildings nor the character and the appearance of the conservation area would be preserved”, adding also that protection of the “particular character of North Curry and its historic environment” would be undermined and” the proposal would have a significantly adverse effect on the setting of buildings of special architectural and historic interest and on the character and appearance of North Curry Conservation Area”.
3. As the site is much higher than Stoke Road (2m+), the development will overlook and dominate the surrounding properties. The rural nature of the area will be lost as the new houses will be clearly visible and there will also be loss of hedge in Manor Lane for the new access. One of the reasons for refusal of appn. 24/16/0022 (Manor Farm paddock) quotes adverse impact of the rural setting of the lane and area.

4. It will be necessary for the new access from Manor Lane to have a considerable slope up to the site, this could result in additional run off onto Manor Lane during intense rainfall, exacerbating a known flooding problem in this area.
5. The development would impose further traffic on Manor Lane which is not suitable for 2-way traffic and is already too narrow for the current traffic flow, combining as it does with a footpath. In addition, the junction of Manor Lane with Stoke Road suffers from very poor visibility to the east, the side adjacent to oncoming traffic on the busy main thoroughfare through the village.

Mrs Leader seconded the proposal, which was passed with one abstention.

9.20 All members of the public and Cllr. Stone and Miss Turney left the meeting.

10. PERMISSIONS / REFUSALS RECEIVED

24/16/0059 – Replacement of flat roof with pitched roof over restaurant & skittle alley at The Canal Inn, Langport Road, Wrantage (retention of work already undertaken) – Granted – It was noted that a condition was the use of second hand double roman clay tiles on part of the roof.

24/17/0003 - Replacement of conservatory at 10 Overlands, North Curry – Granted - Noted

24/17/0012 - Replacement of garage, carport and stores with the erection of a single storey extension at Moorside, Helland, North Curry – Granted - Noted

24/17/0013 - Change of use of land from agricultural for the siting of 3 No. shepherds huts to be used for tourist accommodation at Nythe Farm, Nythe Farm Lane, North Curry (resubmission of 24/16/0036)- Granted - Noted

24/17/0016 – Replacement of dormer with erection of first floor extension to the rear of Woodlea, Newport Road, North Curry – Granted - Noted

24/17/0017 - Creation of hardcore track across field at Brook Farm, Newport Road, North Curry – Granted - Noted

24/17/0019 - Replacement of front door with installation of secondary glazing to the front windows, replacement of 2 No. windows to the rear elevation and internal alterations at Flagstones, 23 Queen Square, North Curry – Decision of Permitted Development - Noted

24/17/0027/T – Notification to carry out management works to one Eucalyptus tree within NC Conservation Area at Fosse Cottage, The Fosse, North Curry – Granted – Noted, comments had not been requested from the Parish Council.

11. PLANNING CORRESPONDENCE - (not covered above)

P1049 D. Cross re. comments on appn. 24/17/0025 - Noted

P1050 Mr & Mrs Herd comments to PC re. appn. 24/17/0025 - Noted

P1052 A. Talbot comments re. appn. 24/17/0025 - Noted

P1053 Correspondence re. ownership of Longs Field land adjacent to site of 24/17/0025 – Noted, more recent plans from the developer indicated the correct boundary.

P1054 TDBC notification re. Appeal Hearing re. Higdon Homes Manor Farm appn. 24/15/0053 (5 houses) – The new date of 8th August for the hearing was noted.

12. MATTERS FOR DISCUSSION – None.

There being no further business the meeting closed at 9.30 p.m.

DRAFT