

Minutes of the Extraordinary Planning Meeting

Of Stretton Parish Council

Held at St. Mathews Church Hall on

18<sup>th</sup> October 2018

**Present:**

**Councillor P. Marshall – Acting Chair**

**Councillor J. Doherty**

**Councillor P. Lyons**

**Councillor A. Lyons**

**Apologies:**

**Councillor L. Jones**

**Councillor D. Buckley**

**Councillor B. Jones**

Prior to the commencement of the meeting, Councillors had agreed that Cllr. Marshall would act as Chair and Cllr. T. Lyons would record notes of the matters discussed.

**The meeting commenced at 18.15.**

There were 3 members of the public in attendance at the start of the meeting and a further resident joined the meeting at 18.23

**1. Apologies**

Apologies were recorded from 3 Councillors as detailed above

**2. Declarations of Interest**

Declarations of a personal interest in the item on the Agenda had previously been declared by Cllr. L. Jones. Cllr. D Buckley and Cllr B. Jones and they were absent from this meeting.

The Councillors present were reminded of their duty and obligation to declare any interest in the matter to be discussed and no further declarations were made.

**3. Public Forum**

The chairman exercised his discretion to allow members of the public who were present to raise any matters relating to the item on the Agenda that they wished to draw to the attention of Councillors.

The comments made referred to the latest drawings and correspondence available on the WBC planning portal and mentioned that further changes had been made to those shown in the initial documentation for this application in March but no explanation for these changes had been given by the applicant.

The key concerns mentioned related to changes in the size on one of the chalet dwellings, the inclusion of an additional named party as an occupier of the site and the possible expansion of hard standing areas. In addition, it had been noted that some of the conditions applied to the original 2011-14 approvals had not been completed.

The Chair confirmed that all of these points were known to Councillors.

#### 4. Planning

The sole item on the Agenda related to planning application 2018/32125 - a request for a variation of Conditions 1, 3 & 5 attached to a previous planning application 2011/18728.

It was also noted that a discharge of some of these and other conditions relating to this application had been given under application number 2014/25029 on 22<sup>nd</sup> December 2014.

The Chair invited Cllrs to comment on the new / amended application.

**Cllr Doherty** expressed the view that the conditions originally set by the Planning Inspector and the Secretary of State in 2014 were intentionally very specific and should not be changed. This approval made no provision for future dependents or extensions to the immediate families.

Finally, the fact that some of the original conditions had not been discharged was a cause for concern that should be raised with WBC Planning team

**Cllr P Lyons** added that there may be additional hard standing areas contained within the latest plan submitted by the applicant and if this was the case then it could add to the flooding risk in Hall Lane. The proposed mobile home is more than twice the size of the touring caravan that it sought to replace. Finally, the latest site plan shows a large increase in the size of Chalet A, which is not mentioned in the application.

The concerns raised regarding the failure to fully discharge previous was very worrying and should be followed up and enforced as required.

**Cllr T. Lyons** endorsed the comments and concerns raised previously by Councillors and drew attention to the Design & Access Statement that accompanied the original 2011 application. This contained specific information regarding the size of the caravans /chalets that would be located on site and the names of those who would occupy them.

In their recent submissions the applicants have made reference to the fact that there have been certain changes in circumstance since 2011 and used this as a justification for the application. However, it appears that there are other changes contained in the application that are not referred to or which can be justified.

**Cllr P. Marshall** noted that the application made earlier this year had been discussed at length at a previous Council meeting. Following which a letter of objection was submitted by the Parish Council and he saw no reason to change any of the comments made at that time. Indeed, by seeking to include another named person within those allowed to be on site, the arguments put forward earlier this year were strengthened.

#### **All Cllrs present confirmed that they objected to the latest request and changes**

##### **It was therefore proposed by Cllr T. Lyons that:**

- (a)** The parish clerk should be requested **to resubmit** the Council's previous letter of objection with the insertion of the following comments:
  - i. The Parish Council is concerned that the latest site plan includes an extension to the size of Chalet A but no information has been provided as to the dimension of the new structure or why the extension is required

- ii. The new site plan contains a level of detail that has not previously been made available and seems to suggest that there will be an increase in the hard standing areas on the site. If there is an increase to these areas a report is required to determine the impact this will have upon the risk of flooding in Hall Lane
- iii. WBC planners are requested to determine and confirm whether there are any other changes being sought to the approvals and permissions that were previously granted for the site that are not mentioned in the application.

**(b)** The Parish Clerk should also be requested to write separately to WBC Planning team with regard to the approvals and discharges granted under applications 2011/18728 and 2014/25029 as follows:

- I. Request that all of the outstanding conditions attached to the above approvals are completed satisfactorily.
- II. In particular full compliance with the conditions that relate to the street lighting on the site and landscaping of soft areas should be verified and enforced where necessary.

The above proposal was **seconded by Cllr Doherty and both Cllr P. Lyons and Cllr Marshall gave their approval.**

**Meeting closed at 18.36**

Signed ..... Acting Chair

Date:.....