

North Wootton Parish Council



Clerk to the Parish

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Minutes of the Extraordinary Parish Council Meeting of North Wootton Parish Council held in the North Wootton Village Hall on Tuesday 19th February 2019.

PRESENT Cllr S Shimmin (Chairman), Cllr A Bovey, Cllr A Townend, Cllr M Hoddinott and Cllr M Smith

Six members of the public were present.

The Chairman opened the meeting at 19.30

1. **To receive any apologies for absence** – no apologies were received
2. **To receive any declarations of interest** – No declarations of interest were received.
3. **To receive comments and questions from the public** – Standing orders were suspended to allow two members of the public to speak; one in support of the application to be considered and one against.

i) 2019/0090/OTA – Erection of a detached dwelling at The Willows, Stocks Lane – outline planning permission, all matters reserved.

Some members expressed concern that as this was an outline planning permission application; there was no indication of the type of house that would be built. Cllr Townend commented that planning was often like this and it was not unusual to see outline planning permission with all matters reserved for consideration at a later date. He noted that council had previously recommended such applications. The previous full application by the applicant had been withdrawn as the parish council had requested as the design details were not known. At the time, it was felt agreeable that a future submitted application would be subject to all matters reserved.

Cllr Townend remarked that the Village Design Statement says that houses would be modest dwellings in sizeable plots but the village had seen development happen anyway and precedents have been set that houses have been built in gardens. He added that he felt the principle of a building on the plot was in order. If a full application is submitted it would be within the red line indicated. He added that a loss of light is not necessary a loss of amenity.

Cllr Smith noted that an extension on the objector's property had previously affected light on the current applicant's property. Cllr Townend added that the applicant would have to design a house to fit in the red line on the outline planning application.

The Chairman queried whether this application was just testing the principle of development on the plot. Cllr Townend agreed that it was and that the application needed to be judged on merit. The Case Officer at Mendip DC may still refuse the application on planning

grounds but there were instances of cramped infill in the village. He added that the design of any granted application should take into consideration concerns of any objectors.

Members continued to debate the various aspects of the application. The Chairman summed up by saying that in essence the parish council was simply considering the principle of a house being built within the red line as included on the plan.

Members unanimously resolved to support the application but had reservations as the application was for outline planning only and there were no details on the scale, mass, type of house or location within the red line.

ii) There were no other applications to consider

4. **To consider the wording for the MDC Planning Board with respect to the Crossways lodges application**

The Chairman noted that the application had not gone to the Planning Board for the following day and that the next Planning Board would be after the council's next meeting. Members agreed that they wished the council to be represented at the Planning Board and the wording would be based on the original objection and noting that the changes made do not address the parish council's concerns.

5. **Date of next Meeting – 19th March 2019**

There being no further business, the Chairman closed the meeting at 20.22

Chairman's signature.....