

North Wootton Parish Council



Clerk to the Parish

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Minutes of the **Extraordinary Parish Council Meeting** of **North Wootton Parish Council** that was held in the **North Wootton Village Hall** on **Tuesday 7th February 2017** that commenced at **7.30 pm** when the following business was transacted.

PRESENT Cllr Alistair Bovey (Chairman), Cllr M Hoddinott, Cllr M Smith, and Cllr S Shimmin together with the clerk Miss H Brinton

Some twenty+ members of the public were present including the applicants and agent for two of the planning applications to be considered.

The Chairman started the meeting at 19.30.

- 1. Apologies** – There were apologies received from Cllr Townend (declaration of interest in 2017/0043/REM).
- 2. Declarations of interest** – Cllr Hoddinott declared an interest in 2016/2836/FUL
- 3. Public participation**

The Chairman suspended standing orders and invited participation from the applicants, their agent and members of the public on the three items to be considered. The Chairman reminded those present that the parish council would only take into account planning considerations on the Reserved Matters application including layout and appearance. It was not relevant to consider personal opinion, a loss of view or the protection of private interests. He further noted that the council recognises the difference of opinion that the application has caused and the tensions that had ensued between the groups in the village and NWPC and within the village itself. He asked that contributors avoid emotion in their submissions to the council.

Mr Lee Wright and Mr P Gordon made statements in support of the application 2017/0043/REM and invited members of the public made statements in opposition to the application.

Comments made in support of the application centred on:

- The application being made in response to the parish council request for land
- The affordable houses will be behind a hedge and mature trees
- The requirement for the parish council to submit comments on the Reserved Matters application only
- The expressions of interest received in the affordable housing and requirement for them
- The long lasting benefits that would be provided to the village
- That the affordable houses would be rented to those with a connection to North Wootton

Chairman's signature.....

- That the six houses were 4 metres below the Pilton Road houses
- The affordable housing would meet the current and future demand in perpetuity of those with a connection to North Wootton firstly, then to Croscombe and West Pennard and then to the wider Mendip area.

Comments made in opposition to the application included:

- The lack of a proven housing need for six homes of two and three bedrooms in North Wootton with no data to support the building of six houses
- The scale, layout and appearance of the affordable housing including the lack of consideration of the impact of the layout on neighbouring properties
- The height of the six houses and the attendant loss of views across the village
- The impact on community cohesion of the application in its current form
- The negative impact on the value of houses in Pilton Road

The Chairman reinstated standing orders at 20.10.

i)2017/0043/REM – The building of up to 6 affordable homes and one open market dwelling on land South of Stocks Lane, North Wootton

Councillors considered the points made during the public participation both for and against the application and the detail of the application itself.

Councillors discussed the local need for six affordable housing units in the village together with the impact of the height, scale and layout of the affordable houses and their location within the red line of the planning application.

It was resolved that North Wootton Parish Council would request that Mendip District Council consider and clarify whether six two and three bedroomed houses were supported by the housing needs in North Wootton.

It was noted by Cllr Shimmin that the general perception was that the parish council would at this stage be given a say by Mendip on the detailed layout and orientation of the six affordable homes and that it had not been made clear that this had been fixed at the Outline Planning Application.

Councillors recorded their concern regarding the impact of the height and scale of the affordable housing.

The Chairman asked why the gas and sewage works were outside of the red line. Mr Wright confirmed that a separate application had been submitted for these and that they were not proposed to be on the main site.

It was resolved that North Wootton Parish Council recommend to Mendip District Council that the application for six affordable houses be refused on the basis of the size, layout and height of dwellings subject to further discussion and a review with the applicant, MDC and the parish council of the size, location and lowered height of the buildings.

It was further resolved to write to MDC to express the council’s dismay that it had not been made aware that the orientation of the six affordable homes had been frozen at Outline Planning stage.

The parish council offer no observations on the open market house aspect of the application.

Chairman’s signature.....

ii) **2016/2836/FUL – G Watts Mead Lane Industrial Estate** – Councillors noted comments in relation to the hardstanding aspect of the application and the desire to prevent development “creep”.

It was resolved that North Wootton Parish Council would submit comments to MDC that supported the application whilst noting the requirement to retain hedging and grassed areas of the current site.

iii) **2016/3183/PAA – Barn, New Road, North Wootton.** Councillors noted that the application was for a General Permitted Development Order which did not require planning permission. However, they further noted the current condition of the barn which would not support development without being demolished and that a case needed to be made that the barn is tied for agricultural use and clarified in any planning conditions. They further noted that the application was very weak on any detail regarding elevations, drainage or incoming services.

It was resolved that North Wootton Parish Council would submit comments to MDC recommending refusal of the application as in its view, it does not fulfil the requirements of a General Permitted Development Order particularly in relation to the current structural state of the barn.

4) Date of next meeting – 14th March 2017

There being no further business, the Chairman closed the meeting at 20.55.

Chairman’s signature.....