The Parish Council considered this application at its meeting on 26th of January. The Council fully supports the comments made on the habitat survey and has the following comments to make on this application:

1. The Council noted that the planning policy currently applicable to this proposed development is not clear given the current state of the local plan process.
2. Assuming that the proposed development is permissible in planning policy terms and that it is appropriate to grant an outline permission, our Council will be anxious to ensure that the siting of buildings, scale and detailed design and materials for the development (including access arrangements) are appropriate to this sensitive site location in close proximity to other dwellings and the Holcombe Rogus Conservation Area.
3. Our Council would like to be consulted at the detailed stage of any proposals for this development and we are sure that the residents of adjoining and neighbouring properties would also like the opportunity to comment.
4. The Council noted that 10 parking spaces are planned. On the basis of the information currently available, this would seem to be excessive. The Council does not consider that it is possible to determine the appropriate number of parking spaces at the outline stage.
5. The Council considers that it would be appropriate to consider any flood risk issues for this site. There are already issues in this area with the drainage and surface water on the road which have caused flooding on a regular basis.
6. Finally the Council believes that if this development is to be approved there will a requirement for the applicant to agree to provide a financial contribution to public open space provision in the Parish pursuant to a section 106 Agreement. The Parish Council would like this to be assigned to the refurbishment of the play area in the village.