**HOLCOMBE ROGUS PARISH COUNCIL**

**Minutes of the virtual meeting of the Planning Committee**

**Held on Wednesday 6th May 2020**

**At 6pm by video conference**

 **APPROVED**

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| **5.1** | **Present:**Councillors: John Butler (Chairman), Adam Pilgrim, Pete Davies, Mick Mathews, Guy Orchard & Nikki OrchardLeslie Findlay – Parish ClerkTwo members of the Public | **Action** |
| **5.2** | **Apologies:** Apologies received from Councillors Cooling & Critchley  |  |
| **5.3** | **Conflicts of Interest:** None declared |  |
| **5.4** | The Council discussed the following application:**Planning Application 19/02013/FULL**Revised Plans for the erection of dwelling and demolition of agricultural building on land north of Wardmoor*Councillors were very concerned about this application and JHB was requested to draft a response to MDDC. (Shown below).*1. The comments made by our Council on 10th January 2020 in response to the original application apply equally to the revised application.
2. Our Council notes that the siting of the proposed dwelling has been moved so that it is now partly on the site of the existing barn. This does not in the opinion of our Council address concerns about the introduction into the open countryside of a dwelling of the kind proposed.
3. It is considered that any new dwelling should be kept within the building envelope of the current barn and should not exceed its height or be any more prominent in this special rural setting.
4. The external appearance generally should be such as to be not materially different from the current barn. In particular, there should be natural timber elevations which should not be painted.
5. The proposed dwelling conflicts with MDDC policy – See our Council’s letter of 10th January 2020.
6. Development outside settlements needs to be strictly controlled and our Council does not agree that the so-called “Class Q fallback position “justifies such departure from the development plan policies. MDDC will be aware that the importance of our plan-led system has recently been underlined by the recent decision in Gladman Developments Ltd v The Secretary of State & Anor.
7. Such a radical departure from the Development Plan policies will create an unjustified adverse precedent across the whole of the District.
8. For these reasons, our Council considers that planning permission for the development (as revised) should be refused.
9. If the relevant planning officer is minded to approve this application, our Council ask that the application is called in for consideration by Planning Committee.
10. Without prejudice to the submissions made in this letter if ultimately MDDC determine to grant planning permission conditions should be imposed or a Section 106 agreement entered into relating to the following matters:
* The removal of the existing barn before development commences.
* The imposition of restrictions on lighting- as mentioned in the Council’s letter of 10th January.
* The reservation for subsequent approval of external materials including treatment of elevations.
* Control over subsequent changes to external appearance.
* Control over subsequent extensions to the building using Permitted Development rights so as require express planning permission.
* Imposition of a restriction on the height of the building to an acceptable level.
* Additionally, there would need to be a section 106 Agreement securing a contribution to the Holcombe Rogus play area.
 | **JHB** |
| **5.5** | **Decisions taken by MDDC:****20/00338/ARM** Reserved matters for the erection of 2 dwellings at land east of 49 Twitchen. *This application was granted consent with conditions but Councillors and members of the public were dissatisfied with the process as the application had been requested to be called in and this alongside the objections raised by HRPC appears to have been ignored. It was agreed that a letter outlining the Council’s dissatisfaction should be sent to the head of planning at MDDC. JHB requested to draft the response and clerk to circulate to Councillors for approval.* | **JHB****LF** |
|  | There being no other business the meeting closed at 6.35pm |  |

**John H Butler**

**Chair of Planning**

**Holcombe Rogus Parish Council**