

DRAFT MINUTES OF PLANNING MEETING OF FIVEHEAD PARISH COUNCIL Held on Monday 15 March 2021 at 1930 - Virtual meeting online using Zoom

Present:

Mrs K Beacham - Chair (KB); Mrs L Howard (LH); Mrs P Brett (PB); Mrs N Cameron (NC); Dr B Ferguson (BF); Mr K Male; Mr R Wynn; Mrs J Parsons - Clerk/RFO (JP)

Attendees confirmed that they understood remote meeting procedures and etiquette. KB advised that the meeting was being recorded using the Zoom facility and the recording would be deleted after the Minutes were agreed.

4085 Public participation

Two members of the public joined the meeting. One member voiced distress and outrage over the discrepancy between what had been promised by the original developer and had been approved, and what is now on site. They felt this was echoed by the majority of the 33 residents who had commented on the District website. People had believed that it would be a sensitive development, with eco-balance, and woodland and wildlife preserved. It was now a scene of devastation. They asked that the questions as to how and why this radical departure had happened might be put to the site agent, as there had not been any recent communication from them.

The public were thanked and comments noted. Members concurred with the account given and that this applied to other developments in the village, where the outcome had been quite different to what had been approved.

The public session closed at 7.35pm.

4086 Apologies for absence

None

4087 Declarations of Interest and Dispensations

- a) NC declared an interest relating to matters at Min 4088b; no dispensation was given so she would be asked to withdraw from decisions as necessary.
- b) LH declared an interest relating to matters at Min 4088d; no dispensation was given so she would be asked to withdraw from decisions as necessary.

4088 Planning

- a) Difficulties with SSDC Planning/Enforcement reporting and responses – PB had circulated suggestions for improvements to working with Planning. Members appreciated the difficulties faced currently, with people working from home and not being able to speak to each other on the phone. PB added that she had found it helpful to communicate directly with other consultees on matters, eg Highways or Natural England; it was agreed that this would be added to the list of suggestions, to see if this could be part of an agreed solution. All Members agreed unanimously that this would be a constructive response to send to Barry James and copy to County Councillor Clare Paul. **Action:** Clerk to draft email to Barry James incorporating PB's suggestions and circulate for approval before sending, and cc to CP.

NC left the meeting at this point.

- b) **20/03631/S73** – Glendale, Butchers Hill, Fivehead – to review additional plan submitted showing section through the site – PB had circulated a briefing which was discussed. Three main points were raised: i) the amended drawings show a change of height levels that represents significant change, which should trigger a new application, and that should also ensure the woodland setting is correctly restored. ii) the S73 application seeks to remove a Planning Condition concerning a communal area; there is also a protective covenant which is believed to be an area of protected woodland which has already been cleared, which requires SSDC to look into further. iii) the Land Registry Title Plan raises a question over the position of the northern boundary, which needs to be investigated further by SSDC.

Members were unanimous in their objection to the application to vary the conditions as previously stated in their response submitted to SSDC. A further response would be sent to SSDC with a copy of PB's briefing paper giving full details on the issues raised. In response to the destruction of the site, the Parish Council and members of the public had submitted complaints to Planning Enforcement but no update had been received as yet. SSDC's current strategy on enforcement is based around getting a positive result rather than penalising. An email had also been drafted to Natural England raising the bat and dormice licence issues. It was agreed that the levels of distress caused to residents would be fed back to the agent and details of the protective covenant would be requested. It was agreed that a sub-group would meet via Zoom to discuss the draft response to the agent. **Action:** Clerk to submit response to SSDC as a cover note with PB's briefing document. Clerk to organise Zoom meeting to discuss response to agent, and to circulate draft to all Members for approval.

It was noted that Area North meetings might start again by the end of March but it was likely that the decision would be made by the Planning Officer. The Planning Officer could refuse consent if the site was not going to be economically viable at resale. KB highlighted how important it is that people write to SSDC Planning and/or Planning Enforcement with their comments again about this latest plan, even if they had commented already. It would be important to monitor closely how things develop after the objections have been put in.

- c) Email to Natural England regarding ecology conditions on Glendale (18/01855/FUL) and Ganges Hill (20/03111/FUL) applications – having seen Natural England's comment on the SSDC website, PB had drafted and circulated an email to provide information on the protected species on both sites, including the habitat survey for Butcher's Hill and details of the bat licence and missing dormice licence for Glendale. Members approved unanimously to send this to Natural England, as drafted. **Action:** Clerk to issue the email to Natural England.

The members of the public and LH left the meeting, and NC re-joined the meeting at this point.

- d) **21/00268/FUL** - Plots 1-4, Land Opposite The Old Manse, Fivehead – a briefing document on the new application for this site had been distributed for discussion. PB confirmed that the statement from the Housing Needs survey would be updated now the results had been analysed, to say that only 18% of respondents wanted to see additional housing in the village, and of those, 60% wanted these to be available for Fivehead residents only, with half wanting small houses and half small bungalows. PB would update the document with the statistics, as these show the local need is minimal and not for large bungalows or houses. It was noted that there had been a 40% response rate to the survey, which was considered a good, scientific sample; unfortunately, people had become cynical about the value of contributing, as it appeared that their voices were not being heard, even when there was clear evidence of breaches. It seemed that statutory obligations were not being fulfilled and this was happening across the whole district, so faith in the Planning team had been eroded. Members agreed unanimously to object to the application, as the Local Plan had been updated to a 6-yr available supply. The previous application had only been approved at appeal due to the lack of evidence of a 5-year supply. The latest Housing Needs Assessment also shows it is contrary to local needs. A cover email with the briefing document would be sent to Planning. **Action:** Clerk to draft cover note and circulate for approval, before sending to Planning.

4089 Matters of Report, Questions and Items for the Next Meeting

None

4090 Date of Next Meeting - Monday 12 April 2021 at 1930 via Zoom

The meeting closed at 8.17pm.

Chairman.....

Dated.....