CORSE PARISH COUNCIL

Minutes of an extra-ordinary meeting to discuss Planning Application P1637/17/FUL Land at Straight Lane held at Corse Village Hall on Tuesday 28th November 2017 at 5.00pm.

Present - Corse: Cllr N Davis (Chairman), Cllr D Preston, Cllr P Burford, Cllr G Bruce, Cllr T Jones, Cllr B Buck.

Present- Staunton B Allen, D Peachy, J Millar, D Williams

Apologies: Apologies were received from Cllr B Buck and Cllr T Jones

Members of the pubic were present

The Chairman advised the meeting that the FoDDC have agreed to extend the deadline for comments to the 12th December due to the delay in information reaching all interested parties.

The FoDDC have also specified that they will not accept anonymous comments/submissions

Cllr Philip Burford explained the process that will be used to decide on this application and that this is not down to 1 officer but that the report produced by the planning officer will be passed to vetting panel.

Parishioners enquired if there could be a guarantee that no further applications granted if this one were to be successful – Cllr Burford explained that all applications are considered individually and that the success of one would not guarantee the granting or refusal for any further application(s). Cllr Burford also explained that any covenants on the land would not prevent planning permission.

Parishioners wanted to know why the Children's Play Area – Cllr Burford explained that the Core Strategy states that the site must provide amenity space – the core strategy is available for inspection under the planning area of the FoDDC site.

The Chairman read out the previously circulated Parish Council points to the meeting as these have been agreed by Corse Parish Councillors and will be submitted in their objection letter.

- The proposed site is situated in close proximity to the historic Staunton and Corse conservation area and within the area designated as Locally Valued Landscape.
- The proposed site is outside of the recognised development settlement area and is in a prominent location within open countryside.
- The proposed development is contrary to County and District policies which seek to protect the open countryside where a location in the open countryside is not considered essential.
- Access and egress from this site fronts onto the B4213 which is a road that is vulnerable to significant flooding during adverse weather conditions as is the surrounding land.
- The site is remote from local amenities and is not served by footpaths and/or cycle ways resulting in a heavy reliance on private cars and / or goods service vehicles.
- The increased vehicle movements generated at this location would create additional hazards contrary to the interests of highway safety.
- To permit this development would be an incentive to others to carry out similar sporadic developments in the local open countryside which would have a detrimental effect on the general character and appearance of the historic area.

Cllr Burford explained to the meeting that they need to send individual letters of objection but to not make them duplicates as these will be counted as one letter, and to avoid comments such as the development will block my view or it will reduce the value of my property – try to stick to material considerations.

Parishioners asked why the 4 additional pitches that were recently agreed at the existing site do not fulfil the requirement for provision – Cllr Burford advised that it takes into account the whole district and that at the time of the allocations plan the need had not been met – the district as a whole is 12 short.

Chairman's signature…… Date …….

Philip has provided a flooding map which will be placed into the noticeboard and parishioners have submitted photos which can be used to show the flooding in this area and can be sent with their objection letters. Cllr Burford explained that if the developer raised the land they would have to ensure that surrounding areas are not affected as a result.

Cllr Burford explained that the settlement boundary does not apply to gypsy/traveller sites and that if the local state school is full this is not an argument for planning applications, concerns over further development in the field can be included in letters but is not a material consideration.

Cllr Burford believes that the visibility splay meets the criteria for Highways and will not be an objection for them.

All parishioners in attendance were against the development with the exception of 1 person.

Staunton Parish Council wished to minute their support of Corse Parish Council in its objection.

The comments as above and as previously agreed were proposed by Cllr T Jones and seconded by Cllr D Preston and all Councillors were in agreement and will be submitted to the FoDDC Planning Dept.

The meeting closed at 5.50pm

Chairman's signature…… Date …….