

Melchet Park & Plaitford Parish Council

Minutes of meeting held at Plaitford Village Hall on 18th September 2017

Present

K Curtis (Chairman)
AW Porter
CD Sweetman
1 member of the public

S Bowles
JPA Robson
Cllr N Adams-King (TVBC)

N Curtis
CS Stacey

54/17 Apologies

Apologies were received from Cllr Bailey (TVBC).

55/17 The minutes of the 31st July 2017 meeting were agreed and signed.

56/17 Interests

No interests were declared.

57/17 Matters Arising

Funding has been reserved for this parish to spend on the Parish Lengthsman Scheme but we need to find a cluster to join. The nearest cluster (led by Copythorne) PC is already at capacity. The Clerk is contacting other parish councils.

58/17 Clerk's Report

- a) An email from the Information Commissioner's Office confirming our registration for the next 12 months has been received.
- b) The Annual Return has been received from the external auditor and it was noted that the certificate of satisfactory completion has been received.
- c) The application for funding from the Transparency Fund has been submitted.

59/17 Members' Reports

- a) Cllr Adams-King informed the meeting that he was now Deputy Leader of TVBC and the councillor with responsibility for planning. TVBC has started to prepare its next Local Plan and it intends to have it in place by 2020. As previously most of the major sites for development will be at the edges of the towns but it is thought between 500 and 750 will be allocated to villages, probably via Neighbourhood Plans.
- b) Concern was expressed that some development was taking place in areas known to be at risk of flooding. Cllr Adams-King then described various water management schemes which were either in place or planned. Cllr Sweetman stated that the flooding of farmland already created problems for the farmers without it being increased.
- c) Cllr Robson reported that a resident is now taking care of the triangle of grass by the noticeboard at Plaitford Green; the Clerk observed that she had already noticed the improvement, especially regarding the nettles by the noticeboard.
- d) Cllr K Curtis stated that cleaning the seat at The Pound was still on his task list.

60/17 Finance

- a) The Budget Control Report was received.
- b) The D/D to the Information Commissioner's Office of £35.00 was noted.
- c) Cheque number 285 for £257.77 to J Wright (Clerk's salary) was approved and signed.

61/17 Planning Applications

a) Gardener's Farm, Flowers Lane (TVBC ref: 17/01951) – barn conversion to a holiday let. Owing to the timescale members had discussed this via email and the response of “Support” had been made with additional comments.

“The current proposal addresses the earlier concerns of the Parish Council.

It is noted that access is to be via Gardeners Farm Business Units and then into Sherfield English Lane rather than via Flowers Lane: the Parish Council asks that if the Local Authority is minded to approve the application that this is a condition of consent.

It is noted that the application is for conversion to a single holiday let: although the Parish Council would have preferred a more permanent occupancy, the reduction from three units to one does largely address the concern over possible rowdy behaviour of the occupants.”

b) Yew Tree Farm, Sherfield English Road (TVBC ref: 17/01352) – erection of 2 replacement dwellings and a detached open double garage. The response of “No objections” was agreed, with the additional comments:

“Whilst the Parish Council has no fundamental objections to the erection of two replacement dwellings it does have some concerns which it would like to see addressed.

Disposal of Foul Water

The Parish Council is pleased to note that its earlier concerns have been noted. Nevertheless, the proposed sewage treatment plant still needs to dispose of the liquid post-treatment. As has previously been stated the subsoil is clay so a simple drainage field is unlikely to be successful, this can be confirmed by other property owners in the vicinity. It is unfortunate that although there is a considerable area of land associated with this site it runs upwards from the proposed dwellings.

The problem of dealing with waste water is something which the Parish Council would like to see adequately addressed before planning consent is given.

Historic Interest

A dwelling is shown to exist on this site on the 1729 map. It is known that there is an inglenook fireplace which has a bread-oven with a decorative metal plate above. There is some timber frame-work visible on both floors at one end of the house. None of the Councillors are architectural historians but if there is anything which may date back to the 1700's and/or which the Conservation Officer thinks should be preserved then the Parish Council would like to see such features incorporated in the new dwelling.

The Parish Council therefore asks that the Conservation Officer views the property prior to a planning decision being made

In view of the size of the proposed dwellings and the likely problems with sewage disposal the Parish Council also asks that the permitted development rights are removed.”

Meeting closed at 9.40 pm

Date of Next Meeting

20th November 2017