

## **WOLVERTON PARISH COUNCIL**

### **Minutes of the Extraordinary Parish Council meeting held on 14<sup>th</sup> October 2020 at 6.15pm via ZOOM.**

- 1.** Record of members present: Cllrs Easterbrook, Chair; Cllr Wynn-Evans; Cllr Anthony; Cllr Murphy; and Cllr Phillips. K Hollinrake, Clerk. Members of the public Mr Constantine, Ms Bull, Mr and Mrs Mann and Mr and Mrs Goulding.
- 2.** Apologies – none.
- 3.** Declaration of pecuniary interest – none.
- 4.** Planning Application

<b>Application number</b>	<b>Applicant</b>	<b>Site</b>	<b>Application</b>
20/02423/FUL	Mr Constantine	Land adjacent to Bonnyton	Erection of one market dwelling and all associated works

Cllr Easterbrook welcomed all to the meeting, called to discuss this planning application. He outlined a process for conducting the discussion. He confirmed that Mr and Mrs Goulding's correspondence on the matter had been provided to Councillors.

In response to questions from Councillors, Mr Constantine clarified that the requirement to maintain a 'local connection' in respect of the first and subsequent sales of the house would be enshrined in the section 106 agreement with SDC. He stated that a tree survey has been completed, identifying 38 trees, one requiring felling but none warranting a preservation order. He confirmed his intention was to retain the trees.

Cllr Philipps commended the design of the proposed dwelling but noted its large size (3000sq feet) for a two bedroomed property; and considered that a flood risk assessment should be requested.

Mr and Mrs Goulding referred to their letter of objection, a key concern being that their property would become overlooked.

Ms Bull was concerned that a development on this side may provide a precedent for wider development in the village, which is in the green belt, especially the land

below Manor Farm. She noted that the provision of a new market house may be of interest to her personally given its proximity to Manor Farm.

Mr and Mrs Mann expressed concern that putting in services may adversely affect drainage and damage the driveway, which had only recently been tarmacked.

Mr Constantine stated that the proposed dwelling would be located at a distance of 95 metres from Manor Farm House, some 12 feet downhill. He did not consider the development would set a precedent for the land below Manor Farm; and clarified the situation regarding routing of electricity cables. He stated that any damage to the driveway would be made good.

Cllr Wynn-Evans summarised the comments received, clarifying that that WPC's response to SDC, the decision-making authority, had to be framed with reference to material planning considerations. He noted the parish's Housing Needs Survey lends support to limited, incremental development, specifically of smaller properties. As Wolverton is washed over by the green belt, the application merited careful consideration, however, including maintenance of the wooded environment of the plot.

**In conclusion, Cllr Wynn-Evans proposed that the Council support the application with qualifications:**

- It is a market dwelling to meet local need;
- Consideration is given to preserving the trees on the plot;
- A flood risk assessment is undertaken;
- Remedial work is undertaken to make good any damage caused to the access road and /or drainage by the installation of services; and
- SDC is invited to consider the large size of the proposed dwelling.

**Cllrs Easterbrook, Anthony and Murphy voted to support the proposal. Cllr Phillips abstained. The proposal was therefore carried. Cllr Wynn-Evans to submit the Council's views to SDC by 16<sup>th</sup> October 2020.**

Cllr Easterbrook thanked participants for their contributions.

The meeting closed at 7.15pm.

Signed ----- Chair

Date -----