

WESTON PARISH COUNCIL

Minutes of the Extra-ordinary Parish Council Meeting (Planning) held on Wednesday 24th July 2019 in the Village Hall, Weston commencing at 7.30 p.m.

Present:

Councillors: D. Chase, P. Laughton, M. Lowney, C. Laughton, R. Henderson
Also present: District Councillor Michael
Clerk: S. Akerman
Members of the Public: 10

190715 To receive Apologies for Absence and Declarations of Interest
Apologies were received and accepted from Cllr. Francis and Cllr. Saddington

Declaration of Interest – None

Open Forum

A number of residents raised concerns regarding the planning application to be discussed:

- Residents close to the land in question were not aware of the application
 - No details had been included
 - Previously residents were told that there would be no more new building in the village, have planning regulations changed?
 - The aspect of the Main Street should be considered as the piece of land is quite high in comparison
 - Access to Main Street difficult with parked cars etc.
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- Cllr. Chase advised the meeting that this is the first Permission in principle application to come before the Parish Council and indeed the District Council. And that only three criteria can be considered at this stage: location, current land use and amount of development requested.
 - Cllr. Michael advised that the application is similar to an Outline application in that no details are included.
 - Cllr. Lowney commented that under SP3 (Spatial Policy 3) of the Local Development Framework (LDF) states that villages with no sustainable facilities will be permitted 1-2 dwellings to be built on 'infill' areas within a village envelope. Cllr. Michael confirmed the LDF was renewed in March 2019.
 - Cllr. P. Laughton advised that the land marked in the plans shows on the Land Registry as 'land adjacent to Ivydene.'
 - Residents were advised that NCC Highways had commented on the current access and what would be required for a development of 2 dwellings.
 - Cllr. Michael confirmed that if the current application is approved, the applicant has 3 years to discharge any conditions imposed by NSDC and for the technical detail application to be submitted. At this stage the material planning considerations can be considered, e.g. highways, visual impact etc. However, the technical details can only mirror what is approved in the Permission in Principle, in this case 1-2 dwellings.

A resident asked if Parish Council take into consideration the views and concerns of residents to which the Chairman replied in the affirmative as on any planning application put before the Council.

190716 Planning
19/01294/PIP Permission in Principle for residential development of 1 or 2 dwellings on land adjacent to Ivydene, Main Street. Details were circulated prior to the meeting. Taking into account the discussion during the Open Forum, additional comments were made:

- A development of 1-2 dwellings is similar to other areas in the village
- Concern about the height of the land would be dealt with in the technical stage
- The accompanying statement overstates the links to Sutton-on-Trent
- The Housing Needs Survey completed in 2016 identified a need for a number of

dwellings and although the details for this development are not available, this should be taken into account.

Following the discussion, a vote as taken and the application was supported by 4:1

190717 Village Benches

The Clerk advised that Highways Section 115E permission has been granted for the bench at Colley lane to be replaced.

The two benches have been ordered with a 5% discount being negotiated.

Cllr. Chase confirmed that delivery is expected 25th July.

All agreed a cheque for Glasdon UK to be signed for £1,077.31 incl Vat (chq 513).

Clerk to hold payment until Cllr, Chase confirms delivery.

190718 To consider and discuss any non-agenda items

i) The Clerk advised that an invoice from Malcolm Lane & Son Ltd has been received in respect of the village gateway signs.

Confirmation of the installation has been sent to the LIS Fund which will trigger the final portion of the award. The Clerk also advised that a Vat return would be completed in September to claim back the Vat element on the signs and the two new benches rather than waiting until February.

All agreed a cheque for Malcolm Lane & Son Ltd be signed for £6,396.00 incl Vat (chq 514)

There being no further business the meeting was closed at 8pm