

EXBOURNE WITH JACOBSTOWE PARISH COUNCIL

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Minutes of a Remote Meeting
held via video conference on Tuesday 7th July 2020 at 7:00pm

Councillors Present: Steve Blakeman (Chair), Dave Stuart, Ian St John and Borough Councillor Lois Samuel

In Attendance: Zena Tett (Clerk) and 3 members of the public

31. Welcome Address

Cllr Blakeman (Chairman of the Parish Council) welcomed everyone to this remote meeting.

32. Apologies for the Meeting

Cllrs Hedley and Cobb forwarded their apologies for tonight's meeting, also absent were Cllrs Guy and Lawson

33. Declarations of Interest

There were none.

34. Public Speaking Time

34.1 A parishioner objected to this application. She argued that

- The application was the same application as the previous one and nothing substantial had been changed since the last was rejected by WDBC
- Statements made by the Conservation Officer in respect of the previous application stating "Town Living: The land is integral to the rural setting of this attractive farm group. Residential development in any form will harm that setting by introducing a different character and building type."
- At paragraph 15 the Planning Inspector stated in his Appeal notice on refusing the previous application 'I find that the development would not preserve the setting of Town Living, nor preserve or enhance the character of the Conservation Area.' He further stated that, 'I find the development would cause less than substantial harm to the significance of both of these heritage assets'.
- There may well be other sites available within the village for affordable housing which will not impact on the historic, natural environment and conservation area as this application does. The NPG has yet to discuss the findings of an independent report which looked into all aspects of development within the village. and encompassed a number of potential sites.
- The orchard is an historic one. It is mentioned in the Tithe Apportionment of 1840. It is an area that this village has appreciated over the years as it was given Important Open Space status in preceding WDBC Local Plans for about 30 years. The Inspector on Appeal stated in response to the previous proposal to replant an orchard that 'a new orchard on a site with no history of use as an orchard, and containing no veteran trees would not have the same biodiversity value as the existing orchard.
- At the last Parish Council meeting she had asked if there could be any guarantees that these houses would be affordable and was told that there can be no such guarantee. Indeed the Planning Inspector commented that, 'there is no certainty of this and does not lend any weight in favour of the proposed land use or location.'

- The applicant has placed his house on the open market and consequently any assurances he may give regarding the keeping of the hedgerow and the design of buildings. She had raised concerns previously about the mature hedgerow that borders the southern side of the site, pointing out that mature trees are more beneficial to wildlife and retain more CO2 than younger trees. These trees also provide screening from the A3072. The applicants house is on the market which brings the maintenance of the hedgerow into question.

- 34.2 Another parishioner objected and said although Highways had supported the application it essentially makes it a 4-way junction and wondered how it was going to affect that junction during school pick up times.
- 34.3 The applicant thanked Parish Councillors for visiting the site in such inclement weather.
- 34.4 Cllr Blakeman asked Borough Councillor Samuel if the WDBC policy requiring 30% of properties be affordable housing could be applied to a permission in principle (PIP) or if a section 106 would not be required until an approval for technical details or a full planning application is submitted. Borough Councillor Samuel confirmed that a S106 would not be applicable for a PIP application but would be if a later application in respect of the development were to be approved which required 2 affordable houses on this site out of the 6 houses applied for.

35. Planning

- 35.1 1673/20/PIP Land Behind Red Lion: permission in principle application for erection of 6 affordable starter homes (2&3 bedroom) with on-site parking and pub garden area (resubmission of 2505/19/PIP).
Cllr Blakeman mentioned the various letters/emails the Parish Council had received regarding this application.
Proposal: Cllr St John proposed that Exbourne with Jacobstowe Parish Council objects on the basis that the site is unsuitable for that scale of the development and does not demonstrate that it would maintains or enhances the conservation area, this was seconded by Cllr Stuart, all in favour. **Action Clerk**

With no further business, the meeting closed at 8:15pm

SIGNED AS A TRUE RECORD: (Chair)

NAME: DATE: