

WELLOW PARISH COUNCIL

MINUTES OF ADDITIONAL PLANNING AND GENERAL PURPOSES COMMITTEE MEETING

Wellow Village Hall - Wellow Room

Monday, 16th March 2015. 6.45pm - 7.45pm

In Attendance:

Mrs Angela Ratcliffe (AR)(Chair), Mrs Tish Cochrane (TC), Mr Mike Derrick (Vice-Chair)(MD), Mr Ray Noble (RN).

Cc: (for information only): Cllr Gordon Bailey, Mr Alan Clark, Mrs Francis Feeney, Cllr Tony Gentle, Mrs Julie Jacobs (JJ), Mr Mike Jones, Mr Jamie King (JK), Cllr Roy Perry, Mr John Saunders, Mr Phil Stenner, Mrs Lesley Weldon (Deputy Clerk).

MINUTES

- 1 APOLOGIES - None
- 2 DECLARATIONS OF INTEREST - None
- 3 PUBLIC PARTICIPATION - members of the public are invited to ask questions or make statements during this session and comments made by the public were noted in respect of the applications below. LEW
- 4 PLANNING MATTERS
- a. New applications:
- | <u>Application</u> | <u>Site and details</u> | <u>WPC DECISION</u> |
|---|--|---------------------|
| <u>NFNP</u> | None | |
| <u>TVBC</u>
15/00356/FULLS
Speakers:
Rachel Lamb
Turley Associates
Mr R Steel
Applicant | Blackwater Equestrian, Oak Tree Farm, Foxes Lane, Wellow
Retrospective application - Provision of fully managed livery including erection of barn with external lighting, comprising 15 horse boxes, solarium, tack room, wash down area, ancillary office space, kitchen facilities, shower room and accessible wc, erection of standalone stable building comprising 2 horse boxes and 1 isolation unit, and freestanding timber food store, erection of outdoor manege measuring 40 metres by 60 metres with associated training mirror and floodlighting, widening of existing vehicular access, erection of entrance gateway and related lighting, hard standing and associated works.
<i>* Contravenes policies AME03, DES01, DES06, DES07, DES10, TRA05, TRA09 & conditions 2 - 10 of permission given under ref: 14/00466/FULLS. See letter 17.03.15</i> | Objection* |
| 15/00442/FULLS | The Field, Crawley Hill, West Wellow
Demolition of stable block to create a holiday let unit | Objection* |

**This is a resubmission of application 14/01655/FULLS and was refused as contrary to Policies SET 03 and ESN 28 of the Borough Local Plan 2006. There remains no overriding need for tourist accommodation in the area. Council's comments of 1st September 2014 still stand as;*

1. *Inappropriate development in the countryside*
2. *A covenant protecting the use of this building provided by the original sellers of the land*

In addition, my Council considers that the proposal is a) outside of the remit of the Wellow Village Design Statement as adopted by TVBC as a supplementary planning document and b) the wrong side of the A36 for such a development.

15/00332/FULLS	Wellow Mill, Whinwhistle Road, East Wellow Alterations and extension to existing outbuilding to provide ancillary accommodation. <i>*Council are in support of this proposal, but request that a condition be placed on permission to prevent the proposal becoming a second dwelling.</i>	*Support
15/00482/CLPS	Woodside, 5 Nightingale Close, West Wellow Certificate of proposed lawful development for a single storey rear extension and flat roofed extension to porch.	No Comment

Trees

None

b. Decisions: None

c. Public Consultations

- | | | |
|------|---|-------------|
| i) | TVBC Gypsy & Traveller Development Plan
DPD
<i>*Members proposed comments re Scallows Lane site; installing full and proper drainage and imposing strict enforcement provisions; Support re Gardeners Lane with conditions.</i> | *Comments |
| ii) | NFNPA Revisions to Local Planning
Applications requirements | No Comments |
| iii) | TVBC Community Infrastructure Levy (CIL)
draft charging public examination | No Comments |

Public participation at this meeting: Forty members of the Public attended.
