

LITTON CHENEY PARISH COUNCIL

Minutes of the Parish Council Meeting held on Wednesday 17th June 2015 at Litton and Thorner's Community Hall

Present: W. Orchard (Deputy Chairman) and acting as Chairman in the absence of S. Kourik, Mrs D. Cheater, C. Franklin, I. Homer, Dr H. Lantos, Mrs A. Spurrier and Clerk J. Firrell. Also in attendance 18 members of the public and Cllr R. Coatsworth.

1. **Apologies:** S. Kourik (Chairman)
2. **Declarations of Interest:** None.
3. **Planning Application – WD/D/15/000945 and 946** – Erection of 3 (Three) new dwellings at Charity Farm, Litton Cheney. This meeting's purpose is to primarily formulate a response to WDDC and is in furtherance of the Parish Council meeting held on 1st June. Both minutes should be read in sequence to enable a comprehensive view of proceedings.

W. Orchard informed the meeting that further comments would be allowed from the floor in the first instance after which the Parish Council would go into closed session to decide what their response to the planning application would be. Many of the points of relevance had been voiced at the meeting held on 1st June. The applicant's architect, Andrew Stone, was asked if he had, since the last meeting, considered moving the houses and using an alternative access to the farm. He indicated it was possible to move the houses but his client had not yet decided if he wished to consider it and the alternative route had yet to be explored. The question of moving the pig maternity unit was discussed as it would give greater flexibility regarding the change of position of the houses. It appeared moving the unit, despite its dilapidated appearance, was not supported by WDDC as it was a listed structure due to it being within the curtilage of the listed tithe barn. All who wished to speak had been given an opportunity within reason to voice their view, for or against.

There was some discussion concerning the height of the new houses as they overlooked adjoining properties, and it was indicated that when Mr Roman had spoken with Mr & Mrs Dyke in an earlier moment, he had stated that the properties would be end on and therefore there would be no window overlooking the Dyke's garden. That was not now the case.

At this point the Parish Council having listened to what had been said both at this meeting and the previous one moved to consider their formal response. The acting Chairman set out the main points he believed were of primary concern. 1. Two of the houses were too close to Waterside and may be considered to infringe on the privacy enjoyed by this property. 2. It was observed that these were relatively high value properties, and the cost may not be within the reach of young families. 3. An earlier planning application had been approved on condition that an orchard was planted in the area now designated for two houses. Why had this condition not been enforced, in which case this particular element of the current planning application would not be relevant? 4. The volume of vehicles accessing from Main Street to Charity Farm, together with the other users of nearby properties, appeared to have reached a tipping point. It was felt serious consideration should be given to using an alternative access point to the south in the interests of safety,

congestion and the impact on the quality of life of those living nearby. Maintenance of the track was the collective responsibility of surrounding property owners. Mr Romans indicated he was prepared to tarmac the remainder of the track up to the entrance to the Tithe Barn. Several councillors could not understand why the pig maternity unit could not be moved. Other relevant comments taken into account were the state of the village stream opposite the track on Main Street, the bank of which was constantly being damaged and the question of low water pressure in the event of fire was raised although subsequent enquiries suggested this may not be an issue.

It was pointed out by Cllr Coatsworth that only two types of response could be made – objection or no objection, despite the Parish Council having been able in the past to offer a more conditional response. The Parish Council strongly objected to the application as it stood along the lines highlighted, and this would be communicated to WDDC with observations. Proposed by I. Homer, seconded by H. Lantos and carried unanimously. A copy of the submission would be attached to these minutes and form a part thereof.

There being no further business, the meeting was closed.

J Firrell
Clerk
Litton Cheney Parish Council

Attachment – LCPC's submission to WDDC concerning planning application
WD/D/15/000945 and 946.