

**Minutes of the Meeting of
Litton Cheney Parish Council
held on Monday 1st June 2015
to discuss a planning application
for Charity Farm, Litton Cheney**

Present: S. Kourik (Chairman), W. Orchard (Vice-Chairman), Mrs D. Cheater, C. Franklin, I. Homer, Dr H. Lantos, Mrs A. Spurrier and Clerk J. Firrell. Also in attendance Cllr. R. Coatsworth and 18 individuals including the applicant, Mr A. Romans.

1. **Apologies:** None.
2. **Declarations of Interests:** None.
3. **Planning Application – WD/D/15/000945 and 946 – Erection of 3 (Three) new dwellings at Charity Farm, Litton Cheney:** The Chairman opened proceedings and explained the purpose of the meeting was primarily to explore details regarding the application, listen to feedback from interested parties and to subsequently acquire sufficient information from which to formulate a Parish Council response to WDDC. He invited Mr A. Romans or his representative to give a broad outline of the application, and this was presented by Andrew Stone, the applicant's architect.

Mr Stone indicated that it was the intent of the planning application to incorporate within the new buildings a sympathetic connection with the Tithe Barn and its curtilage. This would be done via building materials used and architectural style. One of the dwellings would be termed as affordable, although there seemed to be some dispute as to what was affordable. It had not been determined as yet whether the dwellings would be offered for rent and for sale on the open market. Cllr. Coatsworth felt it was important for this to be decided fairly quickly in the planning process. It was pointed out that the site map used appeared dated and failed to show the closeness of other houses in the immediate vicinity of the development. Cllr. W. Orchard wondered if the application was opportunistic taking advantage of the current lapsed situation regarding WDDC's Local Plan. Mr Stone didn't believe that was the case.

There was considerable discussion concerning the closeness of two of the dwellings (3 bedroom property and "affordable" house) to other established village properties. Why were the houses so close to the perimeter of Charity Farm? Could they not be moved further to the west giving them larger back gardens, rather than sizeable front gardens? The architect said he would discuss this with the applicant. The difference in the ground level of the two new dwellings (2.5/3m higher) and an adjacent property was highlighted. Questions were also asked why the orchard had not been planted that was part of an earlier planning approval which would have occupied the area now being proposed for the new dwellings. Mr Stone commented that in the original application for the Tithe Barn, provision had been made for future building of houses, so this current application was a follow up to that.

Difficult Access via the partially tarmacked track was a major concern for many. Various estimates of how many vehicles currently used the track for access to and from Charity Farm and adjacent properties were trotted out. The applicant didn't think it was a problem to general disagreement by those present. The track was showing considerable signs of wear and tear, and large vehicles had great difficulty in turning into the track from Main Street, very often damaging the grass verge and bank of the village stream on the

opposite side of the road. Despite the fact that Dorset Highways had indicated via email that they had no objection to the planning application and its impact on highways, the Chairman has spoken with the officer prior to the meeting and he intended to visit the site the next day (Tuesday). A further problem highlighted was emergency vehicle access, the track being deemed too narrow. It was suggested that one solution to the overall problem was moving access for farm vehicles to the southern entrance to Charity Farm which was far more suitable for large vehicles. There was considerable support for this and the architect stated he would discuss this with the applicant.

Several times during the course of the meeting it was made clear that despite the various points being raised there was a little or no opposition to the development in general but concerns that had been raised must be addressed if support was going to be forthcoming. An important issue raised was water pressure which was considered fairly limp. In the event of a fire, and with the addition of the three new dwellings, the question was reasonably asked if there was sufficient pressure to provide that needed to fight a fire in the close vicinity. The Chairman said the Parish Council would contact Wessex Water and the Fire Service to seek advice, as well as raise the issue with WDDC.

For the sake of clarity, the Clerk asked why the planning application appeared to involve Listed Building status. Mr Stone responded by saying because the development was within the curtilage of the Tithe Barn, there could be a knock-on effect with surrounding buildings and this had to be a consideration.

After close on an hour and every person wishing to speak had been allowed to have their say in support or otherwise, the Chairman drew the meeting to a close indicating that a further Parish Council meeting would be held before the response deadline for comments (20th June) to finalise the council's comments. Due notification would be given in the usual way.

J. Firrell – Parish Clerk.