

# LITTON CHENEY PARISH COUNCIL

## Minutes of the Meeting of the Litton Cheney Parish Council held on Monday 13<sup>th</sup> February 2017 at Litton and Thorner's Community Hall Litton Cheney

Present: W. Orchard (Chairman), S. Kourik (Deputy Chairman), Mrs K. Brooks, A. King, Mrs A. Spurrier and Clerk J. Firrell. Also in attendance. Ms J. Riley (Applicant) and four local residents.

1. **Apologies:** I. Homer and Dr H. Lantos.

2. The Chairman opened the meeting and read out the details of the planning application as shown here - To consider the following planning application:

Application Ref: **WD/D/16/002181** Proposal: Retention of structures including barn, lean-to and car port; porta cabin; kitchen to poly tunnel 2; wood store; fruit store; summer house; play house; toilet housing; poly tunnel pod 1; shade tunnel; water harvesting system; water harvesting tank; wind turbine; and pump housing. Removal of poly tunnel pod 2, jetty structure and porta cabin. Additional structures including barn and workshop; poly tunnel 3; poly tunnel pod 2; 3 No. wind turbines and solar panel; and drinking water storage housing (part retrospective, part proposed) Site Address: **BRIDE VALLEY NURSERIES, LOOKE MEAD, LITTON CHENEY, DORCHESTER, DT2 9AZ**

It was explained that the required three clear working days notice of meeting was not possible on this occasion due to the consultation deadline, but it was believed that this has not prejudiced any subsequent outcome for the parties involved. There were no dissenting voices.

A site meeting attended by five members of the Parish Council at the invitation of the applicants had been carried out on Friday 10<sup>th</sup> February, and a comprehensive tour of the property given.

The Chairman opened the meeting up on the basis of democratic time to allow those present outside of the parish council to raise points of view regarding the planning application. Mrs Patricia Gates raised concerns relating to the proposed wind turbines and the extent of the coppicing. She also enquired about the long term business plan and its implications. Ms Julie Riley (Applicant) handed over a letter from the tree surgeon indicating what the recent coppicing would hope to achieve and why it was necessary, as it turned out, to carry out this work prior to the planning application. The bund that ran adjacent to the property and Cox's Lane had been placed there by the previous owner when the nursery ponds were dug out over 12 years ago. It was now necessary for the nursery to diversify into more conventional "land" plants, rather than just aquatic varieties. It was because of this necessity it was the wish of the applicants to retain the structures that currently were the subject of an enforcement order. Other attendees contributed to the discussion and after several more questions from both councillors and local residents, the Chairman announced that the Parish Council would now go into a closed session, precluding further public involvement unless required.

The Parish Council decided to deal with the three issues, enforcement notice items,

retrospective items and proposed items, as separate matters, one by one. After some discussion it was agreed there was sufficient justification and therefore support for the structures currently under an enforcement order to remain given the wish of the applicants to literally grow their business. There was also agreement that those items shown as requiring retrospective planning approval should receive support.

Whilst not part of this planning application it was noted by the Parish Council and several local residents that extensive coppicing and pollarding had been carried out recently. It is recommended that this accepted practice be closely monitored and managed by the applicants to ensure the best outcome in terms of regeneration and visual impact.

Further discussion ensued regarding the proposed new installations which included the wind turbines, solar panels and several poly tunnels. Concern had already been expressed about the visual impact of the turbines and it was felt more detail was required on the product to be installed and the energy that would be generated. It was reiterated that were this element to receive approval the Parish Council would wish it to be conditional on confirmed size, number (no increase from three), not to be moved from their approved location once installed and energy output. Interested parties were reminded, in line with the statement made by the planning inspector on appeal, that the dwelling was inextricably linked with the nursery business and could not be separated or given a change of use. The council also expressed an opinion that if approval is given for structures to remain that they be properly maintained, restored and repaired where necessary and that a general tidying up of the site would be carried out. The applicant, Ms Julie Riley, acknowledged the council's wish. As a result the Parish Council has no objection to the third element of the application, giving their overall support to the application, conditional on certain factors.

Litton Cheney Parish Council are happy to support sustainable development in its proper form and indeed offer no objection to this planning application, subject to the conditions stated. The form of the response forwarded to West Dorset District Council would be agreed amongst the Parish Council prior to submission so that it reflected that shown in these minutes.

3. There being no further business the Chairman closed the meeting at 8 p.m.

J. Firrell  
Parish Clerk