

LITTON CHENEY PARISH COUNCIL

Minutes of the Extraordinary Parish Council Meeting held on Thursday 30th March 2017 at Litton and Thorner's Community Hall Litton Cheney

Present: W. Orchard (Chairman), S. Kourik (Deputy Chairman), Mrs K. Brooks, Dr. H. Lantos, Mrs A. Spurrier and Clerk J. Firrell. Also in attendance: P. Hoffman (CG Fry & Son – applicant) and two local residents (Mrs E. Kingston & J. Williams).

1. **Apologies:** A. King.

2. **To consider the following planning application: WD/D/17/000478 – Land known as Donkey Plot, Chalk Pit Lane, Litton Cheney – Erect Warehouse (Full).**

Mrs A. Spurrier declared an interest as she owns adjacent property. The Clerk advised her that she could take part in the democratic period of the meeting but would have to excuse herself from the meeting when the Parish Council discussed the application and decided their response. The Chairman invited Paul Hoffman of C.G.Fry & Son to present details of the application to the Parish Council and to those attending. As part of the introduction PH produced location drawings indicating a revised location of the warehouse further to the north. The main drawings were shown on the planning website. CG Fry & Son felt that the plot provided sufficient screening from the road and properties along Chalk Pit Lane. The maximum height of the structure would be 6 metres at the roof apex. The company would be taking the opportunity to tidy up the site.

The Chairman opened up the meeting, inviting those present to comment or ask questions. J. Williams suggested that the view from the footpaths behind the plot had not been considered sufficiently in terms of its northerly aspect. Cynics might suggest that this application is a prelude to a change of use at sometime in the future. PH stated categorically that was not the case, and perhaps the PC might like to suggest that the permitted development facility be removed as part of a condition of approval so that a change of use could not take place. Mrs E. Kingston wondered if CGF might consider grassing the roof allowing it to fit more closely into the landscape. PH felt this was not necessarily an eco-friendly measure and may not contribute anything positive to the situation. Considerable concern was expressed by those at the meeting, and indeed from those who lived nearby and had attended a site meeting with CGF, that the screening both north and south could be improved substantially. Previous landscaping requirements had not been applied which further necessitated the need to provide more now.

Various councillors supported the applicant's intent to clean up the site. Several items currently stored on site (containers) may in themselves need planning permission. There were a number of comments made regarding a possible increase in transport movements, and that not all the application documentation was shown as being accurate, and was on occasion misleading. Notwithstanding the description of use described in the application, the company advised that they are to store "show house furniture", brought in from other sites and only a small element of the existing stored materials would be accommodated in the warehouse.

In answer to a question from the Clerk, PH confirmed his feeling that residents of neighbouring properties were reasonably content with CGF's intent as a result of a site meeting and exchange of communications. At this point Mrs A. Spurrier left the meeting as the Parish Council moved to discussing the application within the council.

S. Kourik had no objection to the application but felt strongly that the screening needed to be upgraded. Dr. H. Lantos supported the idea that the permitted development element of any subsequent approval should be removed to prevent a change of use, or change of purpose. Mrs K. Brooks needed assurance concerning the overall colour of the building. Assuming it to be dark green, the roof should also be the same colour. Chairman W. Orchard proposed that the Parish Council submission would indicate no objection to the application subject to various reservations/considerations (shown below) agreed by councillors. Seconded by S. Kourik and carried unanimously.

Litton Cheney Parish Council raises no objection to the planning application to erect a warehouse (in its revised position) on this plot, subject to its wish that serious consideration be given to the following, subsequent to any approval :-

Improved and increased landscape screening of the site, with particular attention to northern and southerly aspects. Failure to carry out this task as a result of earlier site work has added to this essential requirement. This point received a favourable reaction by the applicant's representative at the council's meeting

Removal of permitted development rights ensuring that the purpose of the structure as a storage warehouse remains sacrosanct. This would remove possible suspicion that the building could subsequently be used for other purposes. This also received a favourable reaction from the applicant's representative.

On completion of construction, there is a requirement to tidy up the site to a considerable degree. The applicant has indicated in their documentation that this is a task they intend to carry out.

That the site only be used for items that do not in themselves require separate planning permission.

That the structure be of a suitable colour (believed to be dark green) as indicated by the applicant, and to include the roof.

That the nature of the transport bringing items to and from the warehouse and site be suitably appropriate.

It was noted that some content within the application documentation was misleading.

3. There being no further business, the Chairman closed the meeting at 7.40 p.m.

J. Firrell
Parish Clerk