

MINUTES OF AN EXTRAORDINARY MEETING OF LEWANNICK PARISH COUNCIL WHICH WAS HELD ON WEDNESDAY 3 SEPTEMBER 2008 AT POLYPHANT VILLAGE HALL. THE MEETING WAS OPEN TO THE PUBLIC AND COMMENCED AT 20.00HOURS.

PRESENT

CHAIRMAN

Iris Curley

CLERK

Elaine Cook

COUNCILLORS

Bernard O'Neil, Ken White, Adrian Brown,

David Eno and Jenny Potter.

APOLOGIES

John Newbery, David Parnell, Eric Sleep and

John Panter.

There were over 30 members of the public present.

The Chairman began by welcoming everyone present. She read out a précis of the site meeting that she attended on 21 August 2008.

At Sunnybank the bulk of the meeting was held on the common land because the members of the Parish Council and four Polyphant residents, who attended, were not allowed on the applicant's property. The Chair asked Mr. Mutton, who led the Planning Committee, whether the Parish Council were working by the right guidelines when following the Local Plan, and he assured the Chair that we were correct. Richard White, the Planning Officer, stated that health reasons could not be taken into account when deciding planning permissions. He also stated that sewage and traffic problems were not planning issues. The Planning Officers and our District Councillor appeared to be in favour of granting the planning application, even though it is outside the village boundary. The Chair stated our concern that allowing development outside the boundary created a precedent and is against the Local Plan. One member of the Planning Committee said that a commercial property cannot be converted to residential until it has been marketed for a certain amount of time as a commercial outlet and two members suggested that the Parish Council look at Policy ECN8. Mr. Mutton then asked that any further comments be sent to the Planning Department before their meeting on 9 September.

The Chair opened the meeting for members to comment on this application.

The applicant read out a prepared Statement in which the applicant alleged many inaccuracies by the PC. The Chair asked why the applicant had not brought forward the allegations prior to the meeting in order to give the PC an opportunity to comment. The applicant became heated and the Chair requested the applicant to either calm down or leave the meeting. The applicant left on his own accord.

Queries were raised from the public who illustrated their concerns with regard to development outside of the permitted local development plan.

The Chair then moved to The Cottage and found about thirty residents waiting. They were also joined by our County Councillor. The Chair stated the Parish Council viewpoint that we felt that Policy ENV 13 of the Local Plan effectively controlled development in a conservation area, and that we are concerned with damage increased

foot and vehicle traffic would cause to the fabric of the green. Again, the Planning Officers and our District Councillor appear to be in favour of granting the application in spite of the Local Plan. The attending residents were very vocal against the application and no resident spoke up in support. The residents had come well prepared and, among their many arguments, showed a leaflet produced by NCDC describing the conservation area and the value of the buildings surrounding the green. Our County Councillor was not in favour of the development. The planning application is causing a lot of controversy. Again, we were asked that any further comments be passed to the Planning Department.

The meeting was opened to the members of the public present. There was much objection to the application and the Chair said it was important for residents to write individual letters to NCDC stating their cases either for or against the application.

The Chair asked if there were anyone present who might be for either of the above applications. No residents present put forward any comments/statements in support of the applications.

Residents also voiced their concerns in respect to Application 2008/01485 East Lodge, Polyphant – the overall size and future use of. Application 2007/00146 Darkes Farm, Polyphant concerns were raised regarding the size, impact and ridge height together with the inaccurate plans.

The Chair explained that after giving the public an opportunity to speak the Council would go into committee at which time no further discussions could be made with the residents present. She thanked everyone for their attendance and sharing their concerns with the council.

The Chair stated that there were letters on the table regarding the applicant that had been available for Cllrs to see during our previous ordinary meeting and that the applicant was concerned that Cllrs knew of the information contained therein.

A proposed letter was distributed to all councillors for their perusal.

Application 2008/01257 – Sunnybank, Polyphant.

As you know, we feel that this conversion should not be allowed because minor villages are safeguarded by their boundaries, and outside development sets a dangerous precedent. As advised by you, we have also studied Policy ECN8 and Clause 4.48 seems to preclude residential conversion before potential business uses are fully investigated, and Clauses 4.45 and 4.51 appear to apply. With regard to the four points in the 'Precis of Comments' from the Applicant/Agent, points 1, 2 and 4 should be disregarded according to your planning officer, and thus, only point 3 can be taken into consideration. As health reasons could not be taken into account, surely the question of selling up and moving should have been put to the applicant as it is precisely what many people in Polyphant have had to do.

Pro AB 2nd B O'N with an amendment proposed by B O'N 2nd by DE that a paragraph...

Following the site meetings in Polyphant on 21 August 2008 we have, again, studied the Local Plan which you confirmed gives the guidelines you follow. Our

councillors have attended all your training sessions on using the Local Plan and aim to make impartial decisions on planning application, using the relevant Clauses in the Local Plan as NCDC Planning Officers instructed at the seminars.

Also a closing paragraph

The Parish Council appears to be working from a different set of guidelines (NCDC Local Plan) to those of the NCDC Planning Authority. For the sake of fairness to all applicants who plans we are considering, we need NCDC Planning Authority to lay down the criteria we are to follow.

All Cllrs present were in favour of this letter being sent to Colin Mutton, Chairman of Planning Committee, cc to David Tapsell, Richard White, Graham Facks-Martin, Neil Burden and Dan Rogerson MP.

Application 2008/01213 – The Cottage, Polyphant

Proposed that the paragraph “Following the site meetings Seminars” followed by “After the site meeting we re-studied Policy ENV 13 which is obviously designed to safeguard conservation areas and, if applied to this application, would do so. Clause 5.105 deals with the problems raised. As stated, we are very concerned about how extra traffic (including daily delivery vans) will be detrimental to the fabric of the green, especially at that corner.

With regard to this application, if planning permission is granted we would like to evoke Policy 1.20 of the Local Plan.

Proposed by AB 2nd DE all in favour that the above is sent.

EAST LODGE, POLYPHANT

MR D CASH

2008/01485

Erection of an extension

East Lodge sits within the conservation area of Polyphant Green, which has been registered.

Objections:

1. Local Plan – Section H (Design Guide)
 - The proposal exceeds the permissible development
 - It swamps the original building
 - The proposal is not subservient to the original building
 - The proposal is not visually compatible to the original building

2. DVS1
 - The development proposals should ensure that they respect the scale, character and appearance of the immediate surroundings.

3. ENV13
 - * The council will give priority to the preservation of the character or appearance of the area. Clause 4a states that development proposals must respect the siting, scale, form, proportions, colour and materials of buildings and be in keeping with the character or appearance of the area.

There appears to be a discrepancy on the plans submitted. In section 11 of the application it clearly states that the materials of the existing building and the

extension will be of natural stone (but not matching natural stone). The design statement and the plan say that the walls will be rendered block with brick quoins – hardly sympathetic to the original design.

Proposed by JPo 2nd DE all in favour that the above be sent.

2008/01588 Revised design to previously approved 2007/00146 for the erection of a dwelling Darkes Farm, Polyphant. Mr N Evans.

The proposed dwelling sits within the conservation area of Polyphant Green, which has been registered.

Objections

1. Local Plan – Section H (Design Guide)

- The proposal exceeds the permissible development
- It swamps the surrounding properties
- The proposal is not subservient to the surrounding dwellings
- The proposal is not visually compatible to surrounding dwelling
- The ridge height is far too high and is not compatible to the surrounding dwellings.

2. DVS1

- The development proposals should ensure that they respect the scale, character and appearance of the immediate surroundings.

3. ENV13

- The council will give priority to the preservation of the character or appearance of the area. Clause 4a states that development proposals must respect the siting, scale, form, proportions, colour and materials of buildings and be in keeping with the character or appearance of the area.

Copy of our objections to our Conservation Officer.

Proposed by J Po 2nd DE all in full support.

There being no further business the Chair declared the meeting closed. Our next meeting will take the form of an ordinary meeting at Lewannick Village Hall on Wednesday 17 September 2008.