

Minutes of Woolsery Parish Council held on Thursday, 5 January 2023 in Woolsery Sports and Community Hall at 7.30pm.

Chaired by: Councillor M Hill	Clerked by: Mrs Sue Squire
Present: Councillors B Beech D Hancock R Heywood M Hill S Hill S Salvidant L Spittles 10 members of the public	Agenda: - Public Comment Session in respect of Minute No. 22/23/076 Apologies Declarations of Interest Planning Applications
	Action:
22/23.073	<p>Public Comment Session in respect of Minute No. 22/23.076.</p> <p>Representations regarding 1/1181/2022/OUT – Outline application for 5 no. dwellings with all matters reserved except access – land to the West of Cranford House, Cranford, Woolsery.</p> <p>A number of problems had been experienced by the resident who advised that the planning officer had agreed to extend the deadline for comments.</p> <p>Concerns were raised regarding safety of the entrance where there is a national speed limit in a single track road with no white line, pavement or grass verge.</p> <p>While not opposed to additional housing in the countryside, a proposal for 5 houses with 4 plus bedrooms does not meet local housing needs.</p> <p>Representations regarding 1/1158/2022/FUL – Erection of 4 no. holiday lodges – land at Merry Harriers, Woolsery.</p> <p>The applicant was present and willing to answer any questions.</p> <p>Residents who were present felt the application would support local business and bring money into the village.</p> <p>1/1123/2022/FUL – Installation of ground source heat pump system, alterations and additions to existing Manor House and outbuildings (Variation of condition 2 of planning permission 1/0724/2022/LBC) – site of Manor Inn, Woolsery.</p> <p>A resident wanted an explanation about the heat pump for this application and was advised this would be covered when the application was considered.</p>
22/23.074	Apologies. None.
22/23.075	Declaration of Personal / Prejudicial Interest for items on the Agenda. None.
22/23.076	<p>The following Planning Applications were considered:</p> <p>1/1123/2022/FUL – Installation of ground source heat pump system, alterations and additions to existing Manor House and outbuildings (Variation of condition 2 of planning permission 1/0724/2022/LBC) – site of Manor Inn, Woolsery.</p> <p>It was resolved to reply: Woolsery Parish Council does not wish to make any comment except that on the maps contained within the application paperwork, it claims ownership of the land immediately adjacent to Ivy Cottage, which from local knowledge, is known to be an unadopted highway.</p> <p style="color: red;">Clerk to respond</p> <p style="color: red;">MH to supply the Clerk with a picture to accompany the response relating to the unadopted</p>

highway

1/1158/2022/FUL – Erection of 4 no. holiday lodges – land at Merry Harriers, Woolserly.

It was resolved to reply:
Woolserly Parish Council has considered this application and wish to reply as follows:

No objection, subject to the Environmental Protection Officer's concerns about the sewage treatment work being addressed.

There was public support at the Parish Council Meeting to favourably consider this application.

1/1181/2022/OUT – Outline application for 5 no. dwellings with all matters reserved except access – land to the West of Cranford House, Cranford, Woolserly.

Councillors were given the opportunity to voice their opinions which were incorporated into the response, as below.

Proposed by Councillor Spittles to recommend refusal on the following grounds:

1. The application is contrary to the local District and Parish Plan
2. Danger with vehicles accessing the site
3. Exiting onto a particularly dangerous stretch of road with no footpath, no street lighting, poor visibility, narrow roads
4. There are question marks over the drainage arrangements where it is noted the Environmental Protection Officer is not satisfied
5. Contrary to the Report, the roads are not recommended for walking or cycling
6. The application does not meet the local housing needs as identified by the Local Housing Survey
7. The application does not fulfil a person need or the supply of type of housing required locally
8. The site is an agricultural field and the proposal with the central shared space would counteract any biodiversity net gain and the impact on protected species
9. Light pollution and effect on the tranquility of the area which would also have an impact on the bat corridor and their foraging area
10. The Parish Council strongly feel that this application should be called in and considered by the Plans Committee if possible.

Seconded by Councillor Hancock and unanimously agreed.

Summary of Decisions:

- **Planning**

These Minutes are agreed by those present as being a true record.

Signed:
Chair of Woolserly Parish Council.

Date: