

Stowe Nine Churches Parish Council

Chairman: Mrs Sharon Henley

Clerk: Mrs Julie Francies
Meadowcroft
Main Street
Church Stowe
Tel: 07747 690557

Minutes of the Interim Meeting held on 3rd March 2018 at 4pm

Present: Julie Francies (Temporary Clerk), Tony Teague, Aly Taylor, Tony Sanderson,
3 Parishioners

Minutes:

1195. Apologies for absence.
None.

1196. Declarations of interest for items on the agenda.

Sharon Henley, David Lane, Angela Brodie and Jon Hillyard have declared an interest and were therefore absent from the meeting.

1197. Planning application received.
i. DA/20L8/O34 - Land At Main At Street

Resolved – It was agreed that the Parish Council could not approve this planning application due to a number of ambiguities and queries which require clarification:

1. The letter from Roy Coy Partnership dated 9th January 2018 states that the previous planning application (DA/2015/1006) was welcomed by the Parish Council members.
 - a. This is quite wrong as the Parish Council had opposed on 10 points.
 - b. Some of these points have now been addressed, but it is important to understand the background.
 - c. The archaeological assessment seems thorough and is most welcome.
2. The application is ambiguous regarding the following points:
 - a. The submission form shows 3 bedrooms, however, the floor plan shows 4 bedrooms.
 - b. Drawing 3776/37 show the roof largely below ground, however, drawing 3776/39 indicates it is well above.
 - c. It is not clear from the plans whether the building is 1 ½ or 2 storeys high. The height looks to be 6.25m (20'), set within the existing excavations, said to be 8'
 - d. In item 25, there is mention of a mezzanine floor which indicated there are 2 floors, however the plans show a single storey.
 - e. Although the application is under Paragraph 55 (open country), the design statement seeks to suggest that the plot is within village confines, which it is not.
 - f. The application states that the site is well screened from the highway. The applicant has created an unauthorised vehicle access on to Main Street despite being told in 2014 that this required planning permission. This access is still showing on the plans and illustrated in photographs and creates a large gap in the screening. See visual impact drawing 3776/40. The access point needs to be closed and the land planted ahead of being handed over to the occupier to ensure planting meets the Paragraph 55 regulations.

[Handwritten signature]
[Handwritten signature] 16/4/18

Stowe Nine Churches Parish Council

- g. The plans state that the land can still be used as a small holding, which conflicts with Paragraph 55; in addition the land remaining will be no bigger than an average domestic garden.
- 3. Questions regarding Paragraph 55
 - a. It is not clear to us that OPUN see the plans as "truly outstanding", or that they "significantly enhance the setting".
 - b. It is not clear to us that OPUN have seen and reviewed the latest set of plans which are the subject of this application. The last review appears to have been in March 2017, when OPUN made a number of recommendations.
- 4. Should the planning committee decide to approve the plans as submitted, then we would ask for the following conditions to be applied:
 - a. The height and number of storeys of the building to be clarified before work commences.
 - b. Paragraph 55 must be strictly applied in the event of any subsequent change to the plans.
 - c. The illegal access on to Main Street to be closed and the boundary hedge replanted as stated on the artists impressions, to provide a shield from the road.
 - d. Should it be necessary to remove or adversely affect the large trees on site, then an additional ecologist report should be called for.

1198. The meeting closed at 4.30pm. Next meeting 5th March 2018.

Appendix:

- 1. Copy of Stowe Nine Churches Parish Council response to the previous application.

 16/4/18