

Minutes of the Interim Meeting held on 31st May 2018 at 4.30pm

Present: Cllr A Taylor, Cllr T Sanderson, Cllr T Teague

Minutes

1273. Approval of apologies for absence.

None.

1274. Declarations of interest for items on the agenda.

Cllr Henley, Cllr Lane, Cllr Hillyard and Cllr Brodie advised a declaration of interest, therefore not present at the meeting.

1275. Planning applications received.

- i. DA/2018/0386 Land to the Rear of Bank House Main Street, Church Stowe
 - Following discussion, councillors welcomed the detailed response from the applicant's architect to the points they had raised against the previous application.
 - Councillors were pleased to note from points 2c and d of their letter, that the building is to be single storey but would want and expect a further planning application to be submitted, should construction of the optional mezzanine floor be proposed; Concern is overall height of building
 - Councillors welcome the closure of the existing unauthorised access onto Main Street and that the planting scheme shown on the revised plan will cover it, however, there is unanimous concern at the diversion in the new plan of the drive, which would now exit further down Main Street, especially as there is an existing right of way from the plot onto the Manor Drive. From studies recently undertaken in connection with our soon to be published Village Design Statement, we know that parishioners value highly the arched "tree tunnel" that forms the entrance to Church Stowe along Main Street. We would not wish to see an additional entrance onto Main Street at this point.
 - Stowe Nine Churches Parish Council understands that there may be concerns from other users of Manor Drive about its use by heavy plant during construction. We would consider a proposal for a temporary access to the site at the point shown, provided that this did not interfere or damage any of the mature trees and that it is a condition that the access be closed and re-landscaped upon completion.
 - It remains unclear to us that OPUN have declared the plans as "truly outstanding" or that they "significantly enhance the setting", which we understand to be a critical condition of granting an approval under Rule 55. The last letter from OPUN produced in support of the application is dated March 2017, at which point there was no such confirmation and a number of recommendations for improvement were made. Whilst the applicant's architect has stated that these have been incorporated, we cannot see that any further referral to OPUN has been made and we believe that a clear, unequivocal statement supporting the merit of this design should be secured before any approval under Rule 55 could be given.

1. The meeting closed at 16:40.



Stowe Nine Churches Parish Council

1276. Meeting dates for 2018.

25 June

6 August

17 September

29 October

10 December

Present: Cllr A Taylor, Cllr T Sanderson, Cllr T Teague

Minutes

1273. Approval of apologies for absence.

None.

1274. Decisions of interest for items on the agenda.

Cllr Henley, Cllr Lane, Cllr Hilliard and Cllr Brodie advised a declaration of interest, therefore not present at the meeting.

1275. Planning applications received.

1. DA/2018/0388 Land to the Rear of Bank House Main Street, Church Stowe

Following discussion, councillors welcomed the detailed response from the applicant's architect to the points they had raised against the previous application.

Councillors were pleased to note from points 3c and d of their letter, that the building is to be single storey but would want and expect a further planning application to be submitted, should construction of the optional mezzanine floor be proposed. Concern is overall height of building.

Councillors welcome the closure of the existing unauthorised access onto Main Street and that the planning scheme shown on the revised plan will cover it; however, there is unanimous concern at the division in the new plan of the drive, which would now exit further down Main Street, especially as there is an existing right of way from the plot onto the Manor Drive. From studies recently undertaken in connection with our soon to be published Village Design Statement, we know that parishioners value highly the "arched" tree tunnel that forms the entrance to Church Stowe along Main Street. We would not wish to see an additional entrance onto Main Street at this point.

Stowe Nine Churches Parish Council understands that there may be concerns from other users of Manor Drive about its use by heavy plant during construction. We would consider a proposal for a temporary access to the site at the point shown, provided that this did not interfere or damage any of the mature trees and that it is a condition that the access be closed and re-landscaped upon completion.

It remains unclear to us that OPUN have declared the plans as "fully outstanding" or that they "significantly enhance the setting", which we understand to be a critical condition of granting an approval under Rule 55. The last letter from OPUN in support of the application is dated March 2017, at which point there was such information and a number of recommendations for improvement were made. The applicant's architect has stated that these have been incorporated, we cannot say further. OPUN has been made and we believe that a clear, unequivocal statement supporting the merit of this design should be secured before any approval under Rule 55 could be given.

1. The meeting closed at 18:40.

Short notice
26/10/18