

**LITTLE BIRCH PARISH COUNCIL –PARISH COUNCIL MEETING HELD ON
Wednesday 6th June 2018 at 7.00pm - At Little Birch Village Hall**

MINUTES

PRESENT: Councillors; (BR) Ben Roberts (Chair); (MM) Mike Morley; (JG) Janet Gwinnett;
(AW) Annette Wissler from 7.15pm; Ward Councillor (DH) David Harlow (from 7.30 to 8.15pm)
(AM) Angela Middleton (footpaths officer).

ALSO: Sophie Glover (Parish Clerk Also, 22 members of the public - Until 7.30 after which 4 remained

Meeting Opened: 7.00pm

A 10 minute period from 7.00 p.m. was allocated, before the meeting opened, to enable members of the public to address the Parish Council (on items other than the issue at agenda point 3).

During this period, the Clerk was asked to chase up the bike racks at the bus shelter, to see if either Little Birch or Much Birch could get them put in place.

1.	Apologies - Steve Naylor	ACTIONS
2.	Declaration of interest None	
3.	<p>Outline of proposed amendment to the NDP to include the field that runs from the junction of New Rd and Mesne Lane to Bowler Lane, to include public comments:</p> <p>The Chair outlined the reasons for putting this item on the agenda ie that at the last steering group meeting, a suggestion had been made to make a fairly significant change to the NDP in opening up a new area for possible development. As with any steering group meetings, their finding would be brought to the Parish Council meeting, hence this agenda item.</p> <p>John Jones (JJ) wanted to emphasise that Dr Nicholson (NDP consultant) needed to get the Lanes name correctly – although others pointed out that many lanes in Little Birch did not really have proper names and were known by either the name of some one or a house along it. JJ suggested that if this lane was actually Mense Lane, then it would be covered any way.</p> <p>He also disliked Dr N’s amended wording to include the whole of Ruff Lane, at this would be allowing building in open countryside. But went on to suggest that if the owners were considering building on the foundations of the old barn, then they would be allowed to apply for planning any way.</p> <p>JJ’s final comment at this point was that he felt if this new wording was accepted, then the rest of the excellent work to the NDP was a waste of time.</p> <p>MM felt that the name of the road was immaterial, the field in question had been identified.</p> <p>Mike Leigh: had heard from a number of people from Aconbury who usually attended steering groups had not attended the last meeting as the document circulated for discussion had predominately been full of ‘no changes’, and the change in question was not brought to the meetings attention until the night of the meeting.</p>	

ML read out a letter from Robin Derham: voicing concerns that a proposal at such a late stage was being accepted. He felt that this would set a precedent to similar sites throughout the area. Owain Cockram also sent in a comment, saying he'd like to support a vote not to make any changes. Also, Alan Parker from the steering group, wanted the original statement from Dr N to stand.

The Chair has talked to Dr N and read out parts of the e mail trail from him, saying that he believed in his original comment rather the one given 'on the hoof' at the meeting.

Another parishioner who abuts the field in question asked for Dr N's recommendation, and the chair confirmed that it was against making the change to the original wording. He also asked that Bowlders Lane be made inaccessible to any new development, and it was thought that this might not be some thing that could be added to the plan, it was up to highways.

Mr Wilson the land owner explained that he and his wife owned the land. They felt that the land was infill. He questioned what other fields were open countryside. Mr W commented on other planning that had been granted on what they felt was 'open countryside'. JJ explained that this was planning that had been decided prior to the NDP being drawn up.

JJ suggested that the steering group had been meeting for years now, and the clear steer from them was against the building in open countryside.

Another parishioner explained that building there would affect the sky line. Mr W said there was already a bungalow built there, but it was explained that this was an older build.

Mike L repeated that all of the comments so far had been made and approved by the steering group, this final change had only been put to the 7 people who had attended the last steering group meeting along with the land owners of the field in question.

MM: open countryside, if you look at the National Planning Policy, it has no actual definition.

JJ: wanted to raise the point that in the last steering group he had objected to the idea of the change. The chair and others disagreed, thinking that his objection was raised once the meeting had closed.

Another parishioner wanted to confirm that the area marked in pink was where the barn had been. This was confirmed by the land owner, who went on to suggest that some of the build would be below the barn to reduce its visual impact. The parishioner felt that it might not really fit into the footprint of the previous barn.

It was mentioned by a cllr from Much Birch who talked about the NDP process at Much Birch. He felt that the way forward for LBPC was fairly straight forward.

The chair asked for a show of hands from LB and A parishioners for keeping Dr N's original wording: 15 for the amended wording: 2 .

	<p>The chair asked for Cllr comments:</p> <p>MM: Asked if the original wording was maintained, then would planning ever be granted in this area. The clerk replied that yes, a planning application could be submitted as there is the possibility of putting in an application where an existing building has stood – whether or not it would be granted would, as ever, be up to the planning department.</p> <p>JG felt the original words would work.</p> <p>AW had no strong feelings either way.</p> <p>The chair summed up, thanking so many for being involved in the steering group process, and the way that they had bought the villagers along with them. His view on the matter in hand, taking into account what he had heard this evening, and with Dr N's comments in mind, he voted no change, so that was 3 votes for no change and one abstaining.</p>	<p><i>Clerk to contact Dr N to let him know the PC's decision.</i></p>
<p>4.1</p>	<p>Ward Cllr report (Cllr Dave Harlow) It has been circulated. There were no further comments apart from the poor condition of the roads.</p>	
<p>4.2</p>	<p>Police update They have now told the PC that they no longer produce their newsletter, we can look on line should we want to know any local crime trends.</p>	
<p>4.3</p>	<p>Dave Atkinson, Balfour Beatty - Reports sent weekly. Nothing raised. Clerk to re report the holes by MM and include the Duchy if necessary.</p>	
<p>5.</p>	<p>To accept minutes of the Annual and Parish PC meeting MM thanked the Chairman for his excellent report. Proposed: MM Seconded: AW All in agreement. It was resolved to accept that the minutes as a true record of the meeting.</p>	
<p>6.</p>	<p>Action points from previous PC meeting (May) All addressed, or on the agenda:</p>	
<p>7.</p>	<p>Planning applications 181848: Land east of Castle Pool AW: felt that with three houses, they were very tight in the plot. JG; thought that they were 3 in a row, and rather unimaginative. BR; wants affordable housing in the village, but this is open countryside. MM; personally I don't like it as it does not look like development that we have in Little Birch. He questioned if it conformed to the emerging NDP. He questioned where the preplanning advice was, and suggested that we ask for a deferral until our next meeting and until we have the PP advice. K Dillon expressed a suggestion that 3 x 4 bedroom houses on that field was too much, it was completely out of character in the area. AW: thought that two semi detached 3 bedroom houses would be more use to the village. Chair asked how the PC wanted to proceed should they not be granted an extension, and the decision was to not support the application for 3 houses, but to suggest that 2 would be considered more favourably.</p>	<p><i>Clerk to ask for an extension and to get the Pre Planning advice. Also ask Dr N if this area fell with in the NDP area.</i></p>

