

Chedburgh Parish Council

MINUTES

of an Extraordinary Meeting held at the Erskine Centre, Chevington Road, Chedburgh on
15th October 2017 at 2.30pm

Present: Councillors: Michael Chester (Chair), Pat Fisher, Teresa Landymore, Alan Noyes and Sam Parrett.

In attendance: Maximilian Clay (Clerk to the Council);
6 Members of the public.

44. Apologies

Cllrs Rickard and Varney tendered apologies which were received and approved.

45. Declarations of Interest

There were no declarations for which dispensations had not been duly authorised.

46. Public Forum

Several matters were raised in relation to aspects of the application to be considered under 47 below, chiefly concerns in relation to transport, highways matters, flood risk and the increased scale of development included.

47. Planning Application DC/17/1267/FUL

The application was being considered for a second time because of a variation, arising from the Environment Agency raising issues connected with flood mitigation.

The focus of the discussion was mainly on issues arising from the variation which included an additional classroom/office building and associated soft landscaping, changes to the proposed use (to stabling only) of the existing barn and whether any of these changes affected the fundamentals of the application.

Following brief discussion it was agreed that the changes did constitute significant change, in terms of the mass of building, diminished re-use of the existing building and proximity to the road and so the whole of the application in these respects would be discussed.

In further discussion a number of issues arose. It was regretted that the Environment Agency seemed to be unwilling to support the mitigations against flood risk that had been originally proposed for the existing barn and which were now resulting in a lower proposed level of re-use. There was a feeling that the additional building changed the order of the proposal such that its scale could be considered too great and that the position of the new building, being slightly closer to the road than the other buildings, increased the visual impact of the development such that it risked becoming intrusive. Planning Policy DM32 was not felt to be helpful in determining the case. Following discussion, whilst there was no objection to the principle of the proposed business being carried out at the site, it was resolved to object to the application as varied on the following grounds:

It is felt that the second new building (classroom and offices) adds too much mass to the development and that its position, closer to the road than other buildings is liable to make it intrusive. Greater re-use of the existing barn is desirable.

The meeting closed at 3.21pm.

Signed as a true record by authority of the Council:

..... Chair

..... Date