

Minutes of Extraordinary Meeting of Long Sutton Parish Council
Held at the Village Hall on Monday 2nd March 2015 at 7.15 pm

Present: Councillors: Mr R W Fry (Chairman), Mr N A Gould, Mr T P Shire, Mr D R Good, Mr D C Francis, Mr N E Pomeroy, Mr S Hart and Ms P Jukes. District Councillor Mr S Pledger and 29 members of the public.

The meeting was called to consider the Planning Application at item 2 on the agenda.

Apologies for Absence: There were no apologies for absence.

Public Observations/Question Time: The Chairman asked members of the public if they had any matters to raise other than those in connection with the Planning Application. No matters were raised.

1. Declarations of Interest

Councillor Mr David Good declared a personal/pecuniary interest in respect of the planning application to be discussed at item 2 on the agenda.

2. Planning Application for consideration:

Application 15/00287/FUL Erection of a 2 storey dwellinghouse and partial demolition of south west boundary wall to create 45 degree angled recess/visibility splay onto highway.

External walls to cottage to be blue lias stone, roof to be traditional slate. Solar photovoltaic slates of identical visual appearance of traditional slate to be used to south west facing main roof.

Land to the West of Orchard Farm, Knole Causeway.

The Chairman invited Mr David Good who had previously declared an interest to address the Council first. Mr Good said that he had been an owner of Orchard Farm for 15 years and was now looking to downsize to a smaller home for retirement. The property would have a new access onto Knole Causeway and was 19th century cottage style with 20th century technology. He felt that a one, two bedroom quality property would compliment the surrounding area and that the development site was not a designated flood plain.

Mr Good then left the room.

The Chairman then informed those members of the public who wished to address the Council that they would each be given 3 minutes in which to speak.

The main points raised by the members of the public were that the property was in a conservation Area, would be damaging to the surrounding listed buildings and would contravene Planning Policy and the South Somerset Local Plan for Knole. In view of the serious flooding problems experienced last winter, the risk of flooding has been and still remains a serious risk in Knole. Since the conservation area was established in 1976 there has been no new build.

Another member of the public informed the PC that when she came to the village 50 years ago Knole was predominantly agricultural with very few residential properties until main drainage.

The PC had received copies of 13 letters of objection with 26 being documented on the DC's website.

The Chairman then closed the meeting to the public at 7.37 pm and the Council went into meeting.

According to the National Policy Framework the development has to be in a sustainable location.

The Conservation Officer has said that the proposal has little to commend it. It would be damaging to the setting of the listed buildings and the conservation area, as a matter of principle and in relation to the details of the proposal.

Councillors felt by a majority that the principal of development was not sustainable; it was in a sensitive area between two listed buildings and flooding is a serious issue. It was also felt that the design of the proposed dwelling was not complimentary.

It was therefore proposed, seconded and unanimously resolved that the PC object to the application on the grounds of a non-sustainable location with adverse impacts on the conservation area arising from siting, design and flood risk issues.

The Chairman thanked everyone for their attendance and the meeting closed at 8 pm.