

# FORTON PARISH COUNCIL

## Minutes of Planning Meeting Held Wednesday 15 July 2015

PRESENT: Councillors: S Tomkinson (Chair), D Toon (Vice Chair), P Hammond  
J Perks, D Carver.  
12 members of the public

*Carol Little (Clerk)*

1. **Apologies for Absence:** None received
2. The Chairman advised that the purpose of the meeting was to formulate a response to Planning Application 15/22374/FUL at land off Sutton Lane and Guild Lane, Aqualate also referred to as Elephant House. He explained this application is a paragraph 55 application, the first of it's kind in the Borough. He also made it clear that comments should refer to the plans only not personal views or preferences.

The Chairman introduced Mark Armitage who had submitted the application, and invited him to present the plans and answer any questions arising. The public were invited to speak in rotation giving their comments and raising concerns.

Councillors then presented their own personal views on the plans. In the course of the discussion there were the following points raised which Councillors agreed needed to be recorded

- The proposed site is prone to flooding in a village where drainage is a significant problem. Locally it is known as the 'Sutton Sump'.
- Traffic would be a problem during construction and afterwards when there would be interest in Sutton's Grand Design.
- Only one resident in Sutton had received notification of the planning application.

Following the discussion Councillor Hammond stated that had the plans been submitted under normal circumstances the parish council would not support the application. Therefore the applicants are relying on paragraph 55 of the national planning policy framework. This states that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- The essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- Where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- Where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- The exceptional quality or innovative nature of the design of the dwelling, such a design should:
  - Be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
  - Reflect the highest standards in architecture;
  - Significantly enhance its immediate setting; and

- Be sensitive to the defining characteristics of the local area

It was not felt that the proposal would fulfil all of the above criteria it was therefore proposed, by Councillor Hammond, that the parish council could not support the application, this was seconded by Councillor Toon. Councillors voted and the proposal was agreed by all members with one abstention

The meeting was closed at 20:15.

**12. Dates of Future Meetings 2015-** 4<sup>th</sup> August 2015, 17<sup>th</sup> November 2015.

***The meeting was closed by the Chairman at 20:55 pm***