

SOUTH LENCHES PARISH COUNCIL.

Draft Minutes of the Extra Parish Council meeting held in Church Lench Village Hall, Church Lench on Friday February 9th 2024 at 7.00 pm.

Present: Cllrs. Mr. Seabourne, Mrs. Buxton, Mrs. Tyrell, Mrs. Hodges, Mr. Worrall, Mr. Hailwood and Dr. Murray. In attendance: Parishioners x 40 and Clerk, Mrs. Holland.

56/23 **Apologies:** Nil.

57/23 **Code of Conduct: Interests/ Dispensations:** Nil submitted.

58/23 **Minutes:** Proposed by Cllr. Mrs. Tyrell, seconded by Cllr. Mr. Hailwood and **resolved by all** to approve the minutes of the Full Parish Council meeting held on 18.01.24.

Public Question Time: Appended to the minutes.

59/23 **Planning Matters.**

59.1 Application No: W/23/02605/FUL Land at (OS 0277 5140) Low Road, Church Lench.
Proposal: Erection of 9 dwellings with associated works and access. **Comments:** The proposed site lies outside the Development Boundary for Church Lench. The boundary was originally set in order to preserve the character of the village. The developer acknowledges this in the Planning Statement.

- 1.The proposed site is not in keeping with the linear nature of the settlement which dates back over 1,000 years. It is "back land" which would create a separate nucleus in the village. There is no precedent for this in Church Lench.
- 2.The proposal does not constitute sustainable development. It is practically impossible for residents to access services outside the village (e.g. a shop, employment, or medical services) other than by private car. Other services which are available locally such as the village hall, the church, the Lenches Club, and the school will only be accessible either by private car, by cycling or on foot. Pedestrians and cyclists face a number of hazards between the development site and those services. There is no street lighting and only partial pavements along Main Street. There is a public footpath which starts near the site and could be used to access some services however it is not maintained, it is unlit and is little more than an unmade track which is often muddy.
- 3.According to the current local plan Church Lench is a Category 3 village. without key services such as a shop or a frequent bus service. This type of development is unsuitable for this type of village.
- 4.When measured for the emerging SWDP, the site was discovered to be 1.04Ha. The developer claims it is 0.99Ha. Both cannot be correct - if we take the official measurements then there are implications for the amount of green space that the developer must set aside which have not been addressed in the current application.
- 5.South Lenches Parish Council is well advanced in developing a Neighbourhood Plan which will go to residents' consultation in late March 2024. This plan includes a number of potential sites for housing development in the villages which would be within the development boundary and in keeping with the existing linear nature of the settlements. SLPC makes this point to demonstrate that the Council is not opposed to development. In fact it is seen as essential for the villages to continue to thrive however it needs to be appropriate in scale, to meet the housing needs of the population and in keeping with the historical landscape. This application meets none of those criteria.
- 6.The Parish Council has contacted District Councillor, Ben Herdman, to request that this application is put before the Planning Committee for decision.

Footnote: The applicant, (H2Land), delivered a letter to SLPC which suggested that, if we were to support this latest application, they would withdraw their appeal against the Planning Committee's decision to reject their previous plan. Apart from the breath-taking level of

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	arrogance this displays, it could also be viewed as an attempt to bully the Council. Residents who had commented on the previous plan received the same letter. Copy attached.
59.2	<u>Notification of Planning Appeal duly noted: W/23/3319030</u> , Lenches Storage, Badgers Hill, Sheriffs Lench. Proposal: Removal of the existing two-bedroom static home and former commercial building and replacement with a Live/Work unit. Decision: Appeal allowed and planning permission granted re the above subject to conditions in the schedule.
60/23	Annual Play Inspection: Quotes received considered. It was agreed by all to accept the quote from Rospa Play Safety.co.uk of £78 + VAT

Meeting closed at 8.10pm.

PUBLIC QUESTION TIME: Questions raised over planning application at Low Road, Church Lench.
No determination has been made in regard to the previous planning application for 19 houses by the Planning Authority. Chairman explained that the Company were entitled to submit a further application and discussed the Planning Process. District Councillors representing the area to be asked to inquire as to when the decision on the previous application would be published as it was refused at the Planning Meeting. No Director of Planning in place at present. Explanation given on Affordable Housing.
It was asked that if this application was to be discussed by the Planning Committee if the Parish Council would send a representative to that Meeting to speak on the Application.
Parishioners encouraged to contact their 2 District Cllrs with their comments to also speak at the meeting.

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