

## **Stanton-upon-Hine Heath Parish Council.**

Notes from Planning Meeting held on 1 Dec 2015 at Stanton Village Hall starting at 1933 and ending at 2026.

Attendees – see scanned document. Mrs Debbie Hipperson did not sign the attendance register but she was there (see below).

### **120.15 APOLOGIES AND REASONS FOR ABSENCE**

This was an extra meeting to consider planning applications but all Councillors were present. Mike Cauchi was away with work.

### **121.15 DISPOSABLE PECUNIARY INTERESTS**

The Chairman explained that under item 122.15.02 the Council would be discussing the Beeches Barns development. Greg Shaw declared that because the development backs onto his property he would not participate in that item.

Councillors made no further declarations.

The Chairman went on to explain that the purpose of the meeting was to discuss planning matters that had not been considered at the previous full meeting and that needed decisions before the next routine meeting. He went on to explain to members of the public present that it was customary to allow them 2 minutes each to present their opinion regarding the planning matters on the agenda to a maximum of 15 minutes overall.

Members of the public made the following representation:

*Mrs Natalie Cauchi* read out the written statement attached explaining why she and her husband Mike Cauchi had applied for permission to build a house within the curtilage of their property at Mill House (15/04391/FUL).

*Mrs Sue Young* commented regarding the Cauchi's application (15/04391/FUL) saying how she was relieved it was only one house and in keeping with the stated position on the Parish Plan for 'infill' development. She said that this was preferable to a bigger developer coming in and potentially putting in planning for multiple properties on the site.

*Mrs Debbie Hipperson* was present to ensure the Council had received the email expressing their concerns over the Beeches Barns development in High Hatton. The Chairman confirmed that Councillors had indeed seen the email and that they would consider the concerns under item 122.15.02. She also commented that there may be an issue with a public footpath being moved.

*Mr Derek Orton* from High Hatton commented that the original planning permission for the Beeches Barns conversions had been granted several years ago and that several residents in High Hatton were concerned that the development had subsequently deviated from the permissions given.

He also added that some residents were concerned that the recent application to change agricultural land to residential was a pre-cursor to further development adding that there were other sites more suitable and that it might set a precedent for development in open country.

There were no further comments from members of the public and the Chairman thanked them for their comments and welcomed them to stay for the rest of the meeting explaining that there would be no further opportunity for public participation.

## **122.15 PLANNING**

### **122.15.01 Current Planning Applications**

The Chairman provided Councillors with a checklist he found useful when considering planning applications (scanned and attached).

15/04391/FUL

Councillors discussed this application at length but felt that they had no choice but to decline support on the grounds that the proposed development sits outside the planning boundary set out in the extant Parish Plan.

15/04879/FUL

Councillors supported this application.

### **122.12.02 Schedule of Additional Planning Applications**

As previously noted, Cllr Shaw declared an interest in this item and did not contribute to the debate or decisions.

The Chairman had previously circulated copies of the email from Mr Tim Hipperson regarding the Beeches Barn development at High Hatton; the email outlined numerous concerns about the development.

The Chairman went on to say that there were so many documents and different versions on the planning portal that he found it difficult to objectively debate the issue without first seeing the development. There was unanimous consensus among Councillors that in order to properly understand the concerns of High Hatton residents the Parish Councillors should arrange a site visit.

This was subsequently arranged for 1030 on Sat 5 Dec. The Chairman commented that there was a public ROW (pathway) adjacent to the development and there should therefore be no problem with access to view the site from that ROW. In fact, the site visit would be a good opportunity to address one of the concerns in the email regarding the possibility that a ROW had been moved.

The meeting closed at 2026.

Notes from site visit to Beeches Barns development held on Sat 5 Dec starting at 1030 and concluding at 1100.

Councillors Chapple and Warren arrived at the main junction in High Hatton at 1030 and started walking up the footpath adjacent to the Beeches Barns development. They immediately introduced themselves to a man standing  $\frac{3}{4}$  of the way down the footpath who introduced himself as, “Gary” and who we now know to be Gary Harrison, one of the partners developing the barns. Cllr Chapple explained that Stanton Parish Council was doing a visit to High Hatton to help them understand the concerns expressed on the planning portal and via email from some residents in the village.

Mr Harrison appeared very happy to answer questions and proceeded to show Cllrs Warren and Chapple around the site explaining his plans for each building and also pointing out the position of the old stile and his repositioning of the stile to the proper position. In turn he explained the reason for the change in window design saying that the purchaser of the first barn wanted ‘maintenance-free’ windows so Mr Harrison had taken a sample of the proposed windows to Mr Dennison who reportedly verbally approved the change. The rest of the barns would have the same windows to maintain consistency.

At around 1035 Cllr Greg Shaw joined the group and shortly afterwards Cllrs Gray and Crackett also joined the group. The visit was extremely useful and allowed Councillors to put the objections into context. Cllr Shaw only joined the group to have a look at the footpath issues raised with a view to subsequently helping Cllr Warren maintain the ROW. Cllr Shaw had already declared his pecuniary interest and could not therefore participate in any decisions made by the Council.

A lady also joined in the tour along with Mr Harrison and the council; we now know this lady to be Tara Buffery, a co-developer of the project. At no point during the tour of the site did Cllrs feel they were intruding; quite the contrary, Ms Buffery and Mr Harrison were very engaging, freely explaining their plans.

At around 1100, having gained as much familiarity with the site as they needed Cllrs thanked Mr Harrison and Ms Buffery for their time and declared a close to the meeting and dispersed.