

MINUTES
DEFFORD & BESFORD PARISH COUNCIL

Minutes of the Meeting of Defford & Besford Parish Council held on Wednesday 1st December 2021 at 6:30 pm at Besford Hall

PRESENT: Chairman J Clarke Vice Chairman S Rees Cllr G Marshall Cllr I Spiers
Cllr I Stephens Clerk L Yapp 8 Parishioners

1. APOLOGIES – were received from Cllrs J Harrington and Ron Davies

2. DECLARATIONS OF INTEREST – None declared

- a) *Cllrs are reminded of the need to update their register of interests*
- b) *To declare any Disclosable Pecuniary Interests in items on the agenda and their nature*
- c) *To declare Other Disclosable Interests in items on the agenda and their nature*
- d) *Written requests for the council to grant a dispensation (S33 of the Localism Act 2011) are to be with the clerk at least 4 clear days prior to a meeting.*

Cllrs who have declared a Disclosable Pecuniary Interest, or Other Disclosable Interest which falls within the terms of the code of conduct, must leave the room for the relevant items

Cllr I Spiers - 21/02678 – Bourne Farm, Bourne Road – retrospective application for change of use of 1 agricultural building to garage / storage use and change of use of one agricultural building to workshop / log store.

PUBLIC QUESTION TIME – Parishioners were invited to speak at this point, or to interact at relevant points during the meeting.

Points raised by parishioners:

- The land 'gifted / passed over' to the Village Hall would need to be managed / maintained
- Concerns raised over the access road
- Seemingly no concerns raised by residents who have lived in the village for extended period of time
- Immediate neighbours being the only objections received by the parish council

PLANNING:

21/02561 Land at (OS 9164 4305) Harpley Road – outline planning for five custom built dwellings (including one affordable dwelling) with garages and improved access. Provision of village amenity space and footway connectively (green infrastructure) - Chairman, Cllr Clarke welcomed all parishioners to the meeting and invited them to speak – all objecting to the proposed development. Cllr Clarke reminded parishioners that there needed to be valid 'planning policy' reasons for objections. Lengthy discussion took place, throughout and welcoming comments from members of the public in attendance. Parish Cllrs took on board all the points raised, and from a planning perspective the main concerns raised were :

- The development site is outside the 2016 SDWP
- According to the recent housing survey there is no requirement for additional homes in Defford, however further affordable homes would be welcomed.
- The access along Harpley Road is very narrow and the entrance is outside the village speed limit of 30mph. There has been an increase in the amount of traffic using the road due to the increase in internet shopping as well as the increase in new properties within the village.
- The increase in the number of people using the internet has resulted in problems. There is no apparent plan to include access to high-speed ultrafast broadband.

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- The plans for self builds cause concern over the length of time they would take to build, their potential design and relevant disruption to neighbours.
- It is not clear if there is sufficient drainage for surface water especially as there is an expected increase in rainfall in the future. There are existing concerns about the drainage on the access road for Glebelands.

A proposal for objection was put forward, proposed Cllr Marshall, seconded Cllr Rees – all in favour.

21/02678 – Bourne Farm, Bourne Road – retrospective application for change of use of 1 agricultural building to garage / storage use and change of use of one agricultural building to workshop / log store.

It was recorded that Cllr Spiers withdrew from discussion - lengthy discussion took place regarding this current and also historic applications (which had conditions attached). Cllrs were in agreement to object to the application, proposed Cllr Rees, seconded Cllr Clarke for the following reasons:

- The address is incorrect, should be Hurst Bourne Barnes.
- Land to the south is referred to on the plan as being agricultural but is in fact garden.
- A previous application 13/01473 and 17/00858/CU had a condition that these buildings were to be removed after the barns had been developed, this has not happened:
'The demolition of the farm building to the west of the barn and the two outbuildings positioned to the east of the barn, all shown on Existing Block Plan dated November 2012 shall be removed in their entirety prior to the occupation of the barns hereby approved for conversion. Reason: To protect the amenities of future occupants of the barn.'
- Garages or carports with a roof space for bats were originally planned and should have been built.
- The current buildings (which should have been demolished) are being used commercially which is in contravention of the decision notice from two previous applications 13/01473 and 17/00858/CU
'The carports hereby approved shall be retained for private storage purposes and shall not be converted into habitable accommodation or used for any commercial use whatsoever. Reason: To ensure that the development does not have an impact upon the setting of the traditional barn and to protect the amenities of the nearby properties.'