

MINUTES
DEFFORD & BESFORD PARISH COUNCIL
<https://defford-besfordparishcouncil.co.uk>

Minutes of a Planning Meeting of Defford & Besford Parish Council held on Thursday November 30th 2023 at 7pm in Defford Village Hall

PRESENT: Chair S Rees, Vice Chairman I Stephens, Cllrs: D Lamont and I Spiers plus 4 parishioners

1. APOLOGIES were received from Cllrs P Hale and G Marshall.

2. DECLARATIONS OF INTEREST:

- 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.

➤ None declared

PUBLIC PARTICIPATION – Parishioners in attendance raised concerns regarding Planning Application: 23/02944 – Oak Inn, Woodmancote, which included: noise during construction, any potential loss to the hedge belonging to near neighbours and passing of vehicles on the access to the site at the rear of The Oak (being a single track).

3. PLANNING - To Consider and Make Comments On:

a) 23/02044 – Oak Inn, Woodmancote – outline application with access to be considered in detail and all other matters reserved for the erection of x 4 self-build or custom build dwellings - discussion took place between Cllrs and whilst it was considered the housing was a better option than the previously agreed 'motel' it was considered that the site would be better suited for 2 dwellings rather than the 4 proposed. Concerns raised:

- Access to the site (at the rear of The Oak) being via a single track.
- It was identified that the site was outside the village development boundary.
- Viability to the proposed shop facility within the Oak (there already being a farm shop in the village) – any users would be dependant on use of a car due to location.
- Lack of public transport with the only service twice a day and timed with taking and returning children to school.
- Whilst the application details makes provision for an independent sewerage disposal system, there are concerns about any potential overflow into the nearby brook.

b) 23/02180 – Wickford House, 24 Lower Drive, Besford - Erection of single storey extension - there were no objections to this application

4. DATE OF NEXT PARISH COUNCIL MEETING – Wednesday 17th January 2024 7pm, at Defford Village Hall