

Salford Priors Parish Council

Minutes of a Planning Committee Meeting of the Parish Council held At the Baptist Church Hall, Dunnington on Wednesday 9th August 2023.

Present: Councillors: K James (Chairman), R Green, J Meakins & J McClean (in place of D Price)
Donna Bowles, Clerk to the Parish Council

Also in attendance: 21 members of the public.

1.	Apologies accepted for absence: Cllr Price
2.	<p>Register of Interests: Members were reminded of the need to keep their register of interests up to date Members were reminded that they must act solely in the public interest and should never improperly confer an advantage or disadvantage on any person or act to gain financial or other material benefits for themselves, their family, a friend, or close associate.</p> <p>Declare the existence of any Disclosable Pecuniary Interest (DPI), Other Registerable Interest (ORI) or Non-Registerable Interest (NRI) for any agenda item</p> <p>Declaration of Interests: DPI – None declared, ORI – None declared, NRI – None declared</p> <p>Members were also reminded of the need to declare predetermination on any matter.</p>
3.	<p>Public Contributions and Questions: Queries raised regarding the details of the submissions for the second round of the Call for Sites for the South Warwickshire Local Plan.</p> <ol style="list-style-type: none"> 1. What is the time scale for the planning process? The call for sites is the local plan process to ascertain future sites for development. It does not mean development will take place or a site will be included in the plan; all future planning applications will have to conform to National & Local policies for the period of the plan up to 2050. <i>(Dunnington Court Farm has been a registered site since 2008 in previous land allocation registers but to date no planning applications have been made unlike Old Dunnington Farm and Wood Bevington Farm)</i> – Sites that have been assessed will be included in the Site Allocations Plan. 2. At what point will the residents be informed of the decisions made, in order to be able to voice any objections? Residents will be informed of the next steps of the SWLP process when the timetable is published. 3. If these proposals are taken seriously by Planning Committees, what stance does Salford Priors Parish Council intend to take? Does it intend to oppose them entirely, or if in part, what would this part comprise? The Parish Council has opposed all of the sites that have been put forward in the consultation process in stage 1, likewise it will oppose those in stage 2, being realistic and transparent three of the sites will probably come forward in the future for some small scale development. These are the brownfield sites <ol style="list-style-type: none"> a) The Old Blacksmith's site (1 Dwelling) b) The garden of the Old Post Office (1 Dwelling) c) Dunnington Court Farm – Barn & Farm House Conversions but these could come at any time before the SWLP is adopted. <p>One site proposed in Stage 1 that was included in the draft Site Allocations Plan has last month received planning permission for 16 houses contrary to the current core strategy and the NDP.</p> 4. Is there any indication at the moment of how many houses are proposed for the sites, a. as they stand; b. per acre of any smaller future agreed development? <ol style="list-style-type: none"> a. No b. Site by Site assessment usually up to 9 or 22 per hectare 5. Where would the road outlets for the developments be? These proposals are not planning applications therefore the question is not relevant. 6. How much power do the Parish Council and the residents have to oppose the current proposals and how/when can this be most effectively achieved?

	<p>Current consultation periods have been concluded – the Parish Council have held two public meetings over the last 18 months regarding the SWLP, the last one in March.</p> <p>The Parish Council will be undertaking a review of the Neighbourhood Plan to conform with the SWLP policies and strengthen its policies on the protection of high quality grade agricultural land and sustainable development.</p> <p>Thanks were given by the residents for the clear answers provided by Cllr James.</p>
4.	<p>Acceptance of Minutes: The Minutes of the Planning Committee Meeting held on Wednesday 12th July 2023 in the Baptist Church Hall, Dunnington were agreed by the Council to be a true record of the meeting and signed by the Chairman.</p>
5.	<p>Planning Matters: Applications Considered:</p> <p>a) 23/01857/FUL Proposed - Proposed two storey rear extension and outbuilding conversion at 55 Dunnington Lane, Dunnington, Salford Priors, Warwickshire B49 5NZ. Following discussion Clerk to respond with “Salford Priors Parish Council has no objection, subject to Salford Priors Parish Council has no objection, subject to Public Footpath AL12 remaining open and available for public use at all times unless closed by a legal order, the public right of way must not be obstructed by parked vehicles or by materials during construction or thereafter.”</p> <p>b) Request Stratford District Council issue a Sanction 215 notice on Salford House, Salford Priors. Salford House has been approached to find out when the wall will be repaired. The owner has promised these works will be carried out, although there is currently an issue with Severn Trent Water. The Clerk has asked when these works are anticipated to begin. Cllr Meakins proposed the Section 215 is issued without delay as the wall has been in a state of major disrepair for several years. Cllr James counter-proposed that the notice is prepared and if no response is received by the September meeting then the notice will be issued. Unanimous approval.</p> <p>c) 23/01892/FUL Proposed new agricultural store and associated hardstanding at agricultural Land Adjacent To Old Dunnington Farm Barns, Dunnington. Following discussion Clerk to respond with “Salford Priors Parish Council has no objection subject to Public Footpath AL15 remaining open and available for public use at all times unless closed by a legal order, the public right of way must not be obstructed by parked vehicles or by materials during construction or thereafter. No commercial activity should take place at this site.”</p> <p>d) 23/01920/FUL Proposed - Proposed extension including new garage and utility at Acacia Lodge, Garrard Close, Salford Priors, Warwickshire WR11 8XG. Following discussion Clerk to respond with “Salford Priors Parish Council has no objection to this application”</p> <p>e) Members considered the Consultation on the introduction of Local Connection Eligibility Test for the Self-Build and Custom Housebuilding Register and responded as follows:</p> <ol style="list-style-type: none"> 1. How much do you agree or disagree with the proposal to introduce a Local Eligibility Test on the Self-build and Custom Housebuilding Register, as part of the creation of a two part Register? Strongly agree. Eligibility is proposed to be as follows: <ul style="list-style-type: none"> - The applicant was born in the District, or parent(s) were ordinarily residents in the District at the time of the applicant’s birth; - The applicant currently lives in the District and has done so for at least the past twelve months; - The applicant used to live in the District and did so for a continuous period of not less than three years; - The applicant currently works in the District and has done so for at least the past twelve months and for an average of not less than 16 hours per week; - The applicant currently has a close family member (i.e. mother, father, brother, sister, son, daughter) living in the District and has done so for a continuous period of not less than three years; - In addition, Members of the Armed Forces will automatically be included within Part 1 of the Register, in accordance with the Regulations which state that “A local connection test must include provision that any person in the service of the regular armed forces of the Crown is deemed to satisfy the test whilst in service and for a period after leaving service equal to the length of the longest of any periods required by the test for a condition to be satisfied.” 2. Do you agree we apply the eligibility criteria above for entry onto Part 1 of the Register? No, the criteria should be more demanding as follows:

	<ul style="list-style-type: none"> - The eligibility qualification should be for a period of five years not three years. - Applicants should not need to be born in the district; however they should have attended School or a place of further education in the district. - An applicant should have worked in the district or at least twenty-four months (2 years in full time employment) - Able to provide evidence of access to sufficient resources to purchase land of at least £225,000 (based on a local land valuation assessment). - Proof of residency - address details and associated council tax records/bills, utility bill statements for the last 5 years, residential mortgage statements if it clearly demonstrates (to the Council's satisfaction) the applicant's residency in the district for the last 5 years. - Service in the regular armed forces - appropriate official documentation, which clearly demonstrates current service in the armed forces or service in the past 5 years. - Sufficient resources to purchase land - documentation showing the applicant has access to funds either in the form of savings or a mortgage in principle agreement. - Other forms of evidence if it clearly demonstrates the applicant has access to sufficient funds to complete the project.
3.	Closure of Meeting: The Chairman closed the meeting at 18:45 hrs

Chairman: _____ Date: _____