

BENHALL & STERNFIELD PARISH COUNCIL

Minutes of the Benhall & Sternfield Parish Council, Planning sub-committee held on Sunday 12 March 2017 at 8.00pm in Benhall ex-Service Men's Club to consider planning application DC/17/0684/OUT. The application was for outline planning approval for two plots for self-build three bedroom houses with two car parking spaces per plot having shared access to Aldecar Lane.

Present:– Cllr Dr Hilary Graham (Chairman), Cllr David Secret, Cllr Donald McGregor.
Mr Rory Mannall, Miss Vicky Jones (applicants) and 10 members of the public.

OPEN FORUM

Dr Graham invited comments from members of the public. Mr Colin Nicholson observed that nothing had changed since the previous application to build on this land. Whilst he sympathised with the wishes of the applicants to build a home, it would be in a special landscape area that was a lovely meadow and an important feature of the village. Mr De las Casas observed that the inspector when ruling on the previous application had been very clear that the field was part of a special landscape which should be preserved. He asked what had changed since the inspector's report.

Mrs Wendy Mannall for the applicants said that there had been a change in legislation and that self-build homes were now being encouraged and that planners will permit building in special landscape areas. Historically permission has in several instances been granted in an SLA.

Ms Shelley Nott also commented on the meadow, its importance as a feature of the village and the contribution it makes to the landscape of the area.

Mrs Mannall observed that there are already houses within the special landscape area and that the two houses as proposed would have little effect. She was particularly concerned to provide a home for her children on her land. Mr De Las Casas felt that ownership of the land was not justification for building and referred the applicants to the inspector's report.

The Chairman then opened the planning sub-committee meeting to consider the application. Cllr Secret summarised the recent applications cited in the Access Statement, which were put forward as having a bearing on the current application:

C13/0193/OUT – a single dwelling south of Ella House, Aldecar Lane. This was determined on 24 May 2013, before the previous application (DC/15/2755/OUT) for the site under discussion was submitted on 3 July 2015. The outcome of that application was known when '2755' was determined, and therefore '0193' does not bring forward any new evidence.

DC/15/5170/OUT – 9 houses on Main Road. This was submitted on 23 December 2015, and permitted on 4 May 2016. This time window sits after '2755' was refused by SCDC and before the appeal was dismissed on 20 July 2016. Therefore it warrants consideration. The application was for development outside the settlement boundary. It is understood that in granting approval, SCDC gave weight to their previously stated proposal to extend the settlement boundary to cover the application site. There is no known proposal to modify the settlement boundary in Aldecar Lane. Therefore the reasons for approving '5170' do not present a clear precedent for the current application.

5 year building land supply. The application claims that SCDC do not have a 5 year building land supply. It is known that there has been considerable debate between various developers and SCDC on this matter and the committee is not in a position to comment

The sub-committee noted the applicants' reference to self-build but felt it was a matter that should be considered by the district council. In all other respects, it was felt that the situation remained as before. The land in question because of its amenity value and situation together with the considerations already noted in the parish council's rejection of application DC/15/2755/OUT meant that it was unsuited for development.

Cllr Secret proposed that the application should not be approved, this was seconded by Cllr McGregor.

There being no other business the meeting closed at 8.30pm

Signed (Chairman) Date