

SUTTON VALENCE PARISH COUNCIL

Date:	Tuesday 14 th November 2017 at 7.15pm
Venue:	Committee Room, Sutton Valence Village Hall
Present:	Cllrs: Eve Poulter (Chair), Lorraine Cook, Derek Eagle (left 8.00pm), Maurice Stancombe and Phil Taylor Clerk: Janet Burnett

Chairman asked if anyone was recording

1. **Apologies for absence:** Cllrs Sharon Judge and Chris Poole

2. **Declaration of Lobbying: none**

I. Declaration of Changes to the Register of Interests: none

II. Declaration of Interest in items on the Agenda: none

III. Requests for Dispensation: none

3. **Recommendations were made on the following applications:**

Meeting was closed for members of the public to speak on this application:

I **17/505294/OUT Southfield Stables South Lane ME17 3AZ**

Outline application for the demolition of existing stables, horse walker, cabins/container, shed and toilet with existing caravans removed to allow for construction of access road and erection of 3 detached single storey bungalows with garaging /car barn inclusive of ecological communal garden, with access, appearance, layout and scale to be considered at this stage and landscaping reserved for future consideration.

Recommendation: Refuse and go to Committee. The Parish Council believes that this application for housing will erode the openness of the area currently separating the Village of Sutton Valence to the north and the Harbour to the South leading to increased coalescence between these two areas. This is contrary to the adopted Local Plan policy SP17 in particular: 4.113, 4.114 and 4.115. The Parish Council does not wish to see the loss of business and employment.

Meeting was closed for members of the public to speak on this application:

II **17/505380/FULL Tumblers Plat Tumblers Hill ME17 3DA**

Erection of two detached dwellings together with associated parking, access and landscaping on land at Tumblers Plat, Tumblers Hill, Sutton Valence.

Recommendation: Refuse and go to Committee

The Parish Council are totally opposed to this application for the following reasons:

I. Proximity to Sutton Valence Castle scheduled monument and the potential to disturb and destruct the heritage significance of the Castle remains contrary to the adopted Local Plan Policies:

DM30 –‘proposal would not result in unsympathetic change to the character of a rural lane which is of historical or archaeological importance’.

DM4 Development affecting designated and non-designated heritage assets.

6.29 The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest. When making a decision concerning a listed building or its setting, the council must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The Act also places the duty on the council in making its decisions to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas in the borough.

The application is contrary to ENV 28 and 34 and would create creeping domestication of the area. It would have an adverse impact on the character and appearance of the Countryside. It is a SLA and the view to and from the greensand ridge would be affected.

A site metres away was rejected by MBC in 2016 as it was ‘in an unsustainable location with poor connection to local facilities and no reasonable access to public transport’.

All of the above applies to this application

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III 17/505198/FULL Richmond House Rectory Lane ME17 3BS

Change of use of 1no. domestic outbuilding into 1no. residential dwelling, demolition of rear greenhouse and erection of replacement two storey rear extension

Recommendation: The Parish Council resolved Approve not go to Committee

17/505481/FULL Pavilion View Warmlake Road ME17 3LP

New vehicular access and crossover

The Parish Council resolved: refuse not go to Committee. Too close to existing access and too close to a dangerous blackspot.

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