

COTTON PARISH COUNCIL

MINUTES of the Parish Council Meeting held on August 1, 2019 at 7.30pm at the Village Hall

PRESENT	Cllrs Peter Gibbs, Sarah Wenban, David Williams, Beryl Ellis, and Rod Caird (Clerk). One member of the public was also present.
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1/010819 Apologies and approvals of absence

Paul Howlett, Sue Cox and Ryan Grimwood had sent apologies and their absence was approved.

2/010819 Declarations of Interest and dispensations requested

None

3/010819 To receive comments from members of the public on matters on the Agenda

None

4/010819 To consider a planning application:

DC/19/03309 - Land Adjacent To Long Meadow, Broad Road, Cotton, IP14 4HS - Erection of 1No. new dwelling, detached cartlodge with annex over and vehicular access

It was agreed after discussion to comment as follows:

The Parish Council objects strongly to the proposal. The planned dwelling is disproportionately large, compared with others in the locality, and is situated on a site outside the village boundary both as shown in the previous Local Plan and the new draft Joint Local Plan. The site is currently agricultural land and there is no reason for that to be changed in the context of non-agricultural sites indicated in Cotton's response to the draft Local Plan as being potentially available for housing if required. Cotton's response to the draft Plan indicated a preference expressed by residents after extensive consultation for more modestly sized and comparatively affordable housing, on sites which could be made available without reducing the precious stock of viable agricultural land.

The proposed property does not satisfy any of the needs or criteria expressed in local consultation and submitted to the draft Local Plan, and as such should be rejected on clear planning grounds.

If the Planning Officers are minded to approve the application in spite of this objection, the Parish Council requests that it be referred to the District Council's

Planning Committee for determination.

5/010819 Correspondence and urgent matters to be brought to the attention of the Parish Council

A proposed amendment to the planning permission at Willowfields had been received for comment. It was agreed to respond as follows:

Retention and alteration of existing building, contrary to condition 4 of 17/05520, Willowfields, Willow Lane

It was agreed not to oppose the proposal, provided it is not a first step towards a change of use of the building to commercial or residential use. Either such change would result in unacceptable additional traffic on a narrow road which would be completely unsuitable for such use.

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