**LOVERSALL PARISH COUNCIL**

**Minutes of Ordinary Meeting**

**28 February 2018, 7.30pm at the WI Hut, Loversall**

**In Attendance:** Councillors Nicola Harris, Spencer Morris, Keith Wilson (Chair), Colin Wright

**Clerk to the Council:** Lindsay Wilson

**Apologies:** Cllr Nigel Tomlinson

1. **Declaration of interest in items on agenda:** Cllr Wilson declared an interest in the planning application Ref:17/02461/FUL . The proposed development was immediately to the rear of his property (Pear Tree Farm). He asked to be exempt from any vote that was taken in relation to the application and this was agreed.
2. **Minutes of the meeting** held on 10.01.18 (previously circulated) were accepted as a true record of that meeting and signed.

**Proposed: Cllr Morris Seconded: Cllr Harris**

1. **Matters arising:** It was agreed that any matters arising from these minutes should be carried forward to the next meeting (21.03.18), as the priority for the current meeting was consideration of a Planning application, comments on which were required by 06 March 18.

1. **Finance**
2. **A cheque (no. 310) was signed** to reimburse Cllr Wilson for Norton Security Subscription renewal (£19.99 inc VAT) for the Parish Council’s laptop computer.
3. **Signatories for LPC Bank Account:** Continues to be an ongoing process. The Clerk to contact NatWest to try and expedite the process.
4. **Planning Application: Ref: 17/02461/FUL Erection of 3 detached houses with garages on 0.18 ha of land adjacent to Pear Tree Farm, Bubup Hill DN11 9DD**

Cllr Wilson informed the Councillors present that Cllr Nigel Tomlinson, who was out of the country and unable to attend, had requested to meet with him in advance of the parish council meeting to discuss the application and visit the site. Subsequent to the visit he had asked for the following views to be relayed to the Council: (a) The location of the proposed development at the entrance to the village would adversely affect the character of the village (b) Only infill development is permissible in Loversall; the development is not an infill development but an extension outside the curtilage of the village. For these reasons and others, Cllr Tomlinson has stated that he is opposed to the development. The Clerk clarified Cllr Tomlinson’s remark about infill development - the DMBC Local Plan, in the latest version seen, proposed that in small villages like Loversall, the only development to be permitted was infill development, unless there were special circumstances.

The Chair said he had received representations from the owner of “The Lodge” regarding the development overall and specifically the road safety problems that might be caused by creating access to the development close to the bend on Bubup Hill. The Clerk reported that two of the neighbours (Shooters Lodge and The Wheelhouse), who were entitled to use the right of way across the proposed development land, had expressed reservations about the proximity of one of the houses (plot 3) to the right of way because of the potential disruption to access during any construction work that might take place. The Wheelhouse has made representation online. Cllr Wilson in his capacity as a resident and neighbour, also entitled to right of way, said that he too had concerns about the proximity of the building.

 The Clerk reported the representation made online by the Doncaster Civic Trust regarding the apparently modern suburban style of the proposed houses - described in the application as styled on the Arts and Crafts movement. Councillors agreed that the elevation plan seem to depict a design that could be called ‘modern suburban’

Councillors studied an aerial photograph of the site showing the parcelling of land around Pear Tree Farm and rights of way.

Following discussion, the following response was unanimously agreed by Cllrs Wright, Harris and Morris. Cllr Wilson abstained from voting.

**Proposed: Cllr Morris Seconded: Cllr Wright**

Loversall Parish Council is opposed to the application for the following reasons:

1. Loversall is in a conservation area. The grassed and wooded areas at both entrances to the village make a very important contribution to the rural character of the village. Because of its specific location, the proposed residential development would seriously impact upon the character of the village and specifically the visual amenity of the approach to the village
2. It is the Parish Council’s understanding that the DMBC Local Plan permits only in-fill development in small villages in the greenbelt – the proposal appears not to be for in-fill building.
3. In the event that the DMBC discounts the above points and planning permission is granted, Loversall Parish Council would have the following specific concerns:
* the access for proposed Plots 1 and 2 is too near the bend on Bubub Hill and will constitute a road hazard
* The suburban design of the properties does not fit in with the traditional appearance and character of the village and needs to changed
* Proposed Plot 3 is located too close to the right of way and the adjacent Pear Tree Farm property. Plot 3 should be relocated more distant from the right of way.

The Clerk was asked to draft a response to DMBC incorporating the above points. The Clerk suggested that in the interests of propriety any response should be approved by Cllrs Harris, Morris and Wright before it was submitted and this was agreed.

Cllr Wright suggested that the location of the proposed development would likely mean that the application would be of wider interest beyond that of the immediate neighbours. The Clerk was asked to publicise the application by email and on the parish website. This was agreed by the other Councillors.

1. **The next ordinary meeting of Loversall Parish Council will be held on Wednesday 21 March 2018, 7.30pm at the WI Hut**

The meeting closed at 20.35hrs

Signed ………………………………………… Date ………………………………………

Chair