

MUDFORD PARISH COUNCIL

Clerk: Sue Graham. Sun View, Bab Cary Lane, Keinton Mandeville, TA11 6DR

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MEETING OF THE PARISH COUNCIL – 9 September 2016 at Mudford Village Hall at 7pm

Public Session:

The following issues were raised:

Hedges restricting pavement outside Trinity Cottage. The chair explained that the hedge would be cut in the Autumn / Winter to coincide with the cutting season.

Hales Lea Planning Application

A resident reminded the PC that a similar application was refused previously, and this decision was upheld on appeal. The Parish Council was urged to recommend refusal as nothing has changed, especially in terms of the pattern of linear development and flood risk. Although the current application is not proposed on the flood plain, there is water that gathers nonetheless. The proposal is not in keeping with linear development pattern in the village. The PC previously strongly opposed any development on the site.

West Mudford Farm – certificate of lawfulness application.

A number of residents attended the meeting to speak about this application and stated the following

There has been an Increase in heavy traffic from West Mudford Farm

The current business exceeds the previous business. The previous business went unnoticed, was quiet and non-invasive. There was only one lorry and this had not been used for three years prior to the start of current activities, there now appeared to be numerous large articulated lorries at the site and other lorries collecting items from the site. Growth of business cannot be likened to previous business

In summary the current use is different to the previous use, this is the case with regard to the size of the operation and the area in use indicated by the red line on the application, this line contravenes the previous use of the site.

A number of photos, videos and footage of lorries, and a list of concerns were made available to the Parish Council. Queries were raised with regard to the number of businesses operating from the site and the nature of the businesses which appeared to be inconsistent with the previous use.

Residents noted concerns about the increase in heavy traffic along West Mudford Road which was putting other road users including horses and pedestrians at risk. Queries were raised about enforcement of the weight limit on the road.

Concerns were raised about the likelihood of an accident

Concerns were raised about the presence of two large floodlights

684	1 Attendance and to receive any apologies for absence and to consider acceptance of the reasons. Present: Stephen Bartlett, Tony Cavalier, Phil Sargent, Nick Lanigan, Diane Vaughan In attendance: Sue Graham (clerk) Tony Capozzoli (District Councillor) 15 members of the public RESOLVED: It was proposed and unanimously agreed to accept apologies from: June Lydon, Geraldine Mabey
685	2 Declarations of Interests. There were no declarations.
686	3 Reports. There were no reports
687	4 To consider the following planning applications and make recommendations to the planning officer: 16/03580/COL. Certificate of lawfulness application for the existing use of workshop and vehicle haulage contractor's use of yard area. West Farm, West Mudford Road, Mudford. The Chair explained the detail of the application, noting the need to establish whether the current use of the site was in line with previous use.

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688	Tony Cavalier reported that some Parish Councillors had visited the site on Tuesday 6th September. There appeared to be a number of discrepancies with actual activity and that described in the application.
689	Councillors considered the statutory declaration from Mr Stephen Parker regarding the previous use of the site and concurred that the site had been previously used for primarily agricultural purposes (agricultural contracting -silage, harvesting, combining, land drainage, digging ditches, and pipe laying.) The Parish Council agreed that the declaration was an accurate description of previous activities on the site.
690	Councillors considered the current use of the site and agreed that this was not consistent with the previous use.
691	RESOLVED: It was proposed and unanimously agreed that the current use was not consistent with previous use, and to recommend refusal.
	16/03544/OUT Outline Proposal for residential development fronting UP Mudford Road, Mudford. Hales Lea, Land East of Hales Meadow, Mudford.
692	The Chair noted previous applications on this site and explained the current application for self-build homes, this was an outline application and there was no detail of the proposed building.
693	The Chair invited comments and the following observations were made:
694	▪ Consultation by Applicant- No robust consultation with the local community has taken place and as such no statement of community involvement (as required under SS2) has been submitted with the application – it appears that the application is not consistent with policy SS2 of the NPPF
695	▪ Irrelevance of lack of 5 year Housing Supply -The application refers to the lack of a 5 year housing land supply. The Parish Council is aware of a Court judgment in March 2016 (Richborough – Court of Appeal) ruling that that the existing land supply can't be ignored. The Parish Council understands that the SSDC housing land supply is currently 4 years 2 months, and considers that this is close enough for the rules to apply.
696	▪ Pattern of Development - Mudford is a linear village – this development would be inconsistent with the current pattern of development, and would be outside of the village development area.
697	▪ Reasons for Refusal of Previous Application Remain. The previous application went through the appeal process having been refused by SSDC. The Parish Council considers that the reasons cited by the inspector for upholding the appeal are still relevant.
698	▪ The Parish Council commented at the time that it did not support development on this site, focusing on: <ul style="list-style-type: none">➤ Flooding - Development in this area is restricted by the flooding of the river➤ Environmental / archaeological / ecological importance – this is a ridge and furrow field which has not been ploughed for centuries, there are rare wild flowers and grasses present as the field has never been sprayed / had fertilisers. Great crested newts are present in that area of the village and could well be in the pond➤ Highways - previous concerns voiced by the PC about highways and access remain with the current application. Eight houses are likely to result in at least 12 extra vehicles accessing the A359, and this would increase the risk of accidents. The junction is semi blind because of the hill and parked cars. Further development would not be viable without a roundabout at this junction.
699	RESOLVED: It was proposed and unanimously agreed to recommend refusal of the application and to ask for Parish Council comments made in relation to the previous application to be taken into account
700	Tony Capozzoli reported that he would support the PC view.
	5 Challenge to development at up Mudford

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701	RESOLVED: IT was proposed and unanimously agreed to exclude the press and public under <i>s1 (2) Admissions to Public Meetings Act 1960 as publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.</i> Legal Update. An update was provided.
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