

TEMPLE GUITING PARISH COUNCIL

Serving the residents of Barton, Farmcote, Ford, Kineton and Temple Guiting
also Bemborough, Jackdaws Castle, Pinnock and Trafalgar.

Minutes of Temple Guiting Parish Council Planning Committee Meeting

Held on Friday 12th April 2024 at 6.00 p.m. in the village hall.

Councillors present: Sam Baber-Scovell, Lorna Eayrs, Jayne Ewart-Perks, Kate Mather (Chairman), Mickey Morrissey.

Public: 16 members of the public attended.

CDC Councillor Len Wilkins attended.

- 1. Apologies for absence:** Received in advance from Cllr Gower and Cllr Krier.
- 2. Declarations of interest in items on the Agenda (Localism Act 2011):** Councillor Michael Krier has an interest in the agenda as owner of the site. He did not attend the meeting, as set out in Standing Orders. He had provided the Chairman with a written statement to be read in his absence, also as set out in Standing Orders.
- 3. Points from the floor:** Four members of the public stated that they wished to speak.
- 4. Planning application 24/00701/PLP – Erection of a single dwelling at Wards Piece in Temple Guiting.**

The Chairman read out the statement from the landowner, Councillor Krier. The following points were included in the statement, a copy of which is available on the Temple Guiting Parish Council website.

- * The application is for my son to build his own house for his family.
- * The application only applies to the area outlined in red on the plan. No development is intended on the remainder of the plot.
- * Councillors had not objected to the application to replace/rebuild dilapidated buildings at New Barn Farm.
- * This application is not unique.
- * Trees have been planted and overgrown or diseased trees removed.
- * He has never said that he would not build on the land.

The applicant then addressed the meeting:

- * He was brought up in Temple Guiting.
- * This is a unique opportunity to fulfil his ambition to build his own home and return to the village.
- * This is to be his family home.
- * He would like to send his child to Temple Guiting primary school.
- * He would like to live closer to his parents as they may need his help.
- * He will consult neighbours on the details of the house if the PIP is approved.

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The Chairman thanked Aidan Krier for his contribution and for answering questions at the recent site visit.

The Chairman then opened the meeting up for members of the public to ask questions of the applicant.

* One resident quoted the CDC Local Plan, which sets out the planning environment for the future, and says 'Development must not have unacceptable impact ..'. The resident objected to the application because its impact would be unacceptable.

* Another resident stated that there had been no green-field new builds in the village since the introduction of the Conservation Area in 1989. The resident objected to the application as new builds are not generally permitted in the village Conservation Area.

* One resident asked whether the village was a 'Principal' or Non-Principal' settlement, according to CDC's Local Plan. CDC Councillor Len Wilkins explained that there are a number of 'Principal' settlements and Temple Guiting is not one of them. It must, therefore, be a 'Non-Principal' settlement. The Local Plan states that housing development is planned to take place in Principal settlements.

* Another resident commented that, although the planning regulations seemed to be clear that no new buildings should be allowed, the village needed new young families.

Although not relevant to the PIP, the issues of restrictive covenants over the land were raised. These include that the land can only be used for agricultural, gardening or sporting purposes, and a specific covenant which forbids the building of any structure other than a shelter for animals or for agricultural equipment.

The Chairman then provided information regarding the planning regulations which are most relevant to this application:

CDC DS1 - All new housing developments are planned to be built in the Principal Settlements.

CDC DS3 (which incorporates NPPF paragraphs 182 and 183): In Non-Principal Settlements a new development will only be permitted where it:

- a. demonstrably supports or enhances the vitality of the local community and the continued availability of services and facilities locally.
- b. is of a proportionate scale and maintains and enhances sustainable patterns of development.
- c. complements the form and character of the settlement; and
- d. does not have an adverse cumulative impact on the settlement having regard to other developments permitted during the Local Plan Period'

Councillors agreed that the proposal did not meet these criteria. Their view is supported by the following paragraph in the Local Plan: 'Due to the generally low levels of service provision, job opportunities and public transport availability beyond the Principal settlements, many of the 160+ village and hamlets are not sustainable locations for residential development.'

The Chairman noted that none of the three permitted 'new houses' quoted as similar examples in the application had the same restrictions as this instance. All three of the

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'new' houses quoted in the application were to replace/restore old buildings i.e. not green field sites. In addition one of these does not have permission, despite several attempts. The third site received PIP, but the Technical proposals were withdrawn.

Having heard all the speakers, the Chairman asked Councillors to vote on the PC's submission to CDC. Councillors voted unanimously to object on the grounds that the application was contrary to planning regulations and local residents' views.

There being no further business, the Chairman closed the meeting at 6.30 p.m.