

**Statement to be made by Michael Krier (Vice-Chairman of Temple Guiting Parish Council) to
the Planning Committee Meeting of the Council held on 12th April, 2024.**

" Thank you Chairman for allowing me to make this statement to Councillors.

I have declared an interest in this PIP Application as I am related to the Applicant, and to whom I am in the process of transferring the land known as Wards' Piece.

1. If it has not already been stated at the start of this meeting, this is a **Planning in Principle** application which seeks to establish whether a full **Planning Application** may be submitted to the Planning Authority at a later stage in the Planning process.
2. This is not a commercial application by a developer - it is an application by my son, a structural engineer, who wants to build his own house and live, with his young family, in the village where he grew up. There are no other appropriate sites in the Parish. Temple Guiting needs more young families!
3. This PIP applies to the area outlined in red on the plan, which lies within the village's "envelope of development". No development is intended (or indeed possible) on the bank and in Lower Clay Acre - the field across the stream (outlined in blue).
4. While it is well known that new builds are not usually permitted in National Parks and AONBs, there can be exceptions. For instance, this Council has recently made a 'No Objection' response to a full Planning Application for a barn conversion and five new houses at New Barn Farm (albeit after lengthy negotiations and with a comprehensive list of suggested conditions).

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5. Since my wife and I came to live in Temple Guiting, four new houses have been built in the Conservation Area. There have been many other conversions and new homes built in the village and wider parish, including Ford and Kinton. This application is not unique.

6. Since I acquired Wards' Piece in 2017, I have submitted two Planning and Tree Works Applications, the first, to create a separate access and build a shed, the second, mainly to remove overgrown Leylandii and coppice diseased field maples which were taking the light away from neighbouring gardens along the western boundary. I have subsequently planted in excess of two hundred trees and taken other steps to 'conserve' the whole area.

7. It was suggested at Monday's Site Visit, that I had given assurances that Wards' Piece would never be built on. My standard response to enquiries of this nature (and to those asking to buy part of the land), has always been unequivocal. For example, I wrote to a prospective neighbour on 6th April 2019:

"I'm not sure that I can give you the absolute assurances you may be looking for. It is not my intention, at this stage, to submit any further Planning Applications for Wards' Piece, but this does not preclude the possibility of an application to build a house there in the future."

Neither Aidan nor I wish to fall out with neighbours. We understand their concerns, which I know Aidan would seek to address at the Planning Application stage.

I hope, Councillors, that you will not object to this PIP. Michael. "