

STOWLANGTOFT PARISH COUNCIL MEETING

PLANNING

**MONDAY 17 FEBRUARY 2020 AT 7.15 PM
THE MEETING ROOM, ST GEORGE'S ROAD**

Present: Cllrs I Cassidy (Vice Chair), D D'Lima (Chair), Mr H Godfrey and N Kaines. Mrs A Bryant (clerk) was also in attendance. Members of the public also attended.

104 **Apologies for absence:** Apologies for absence were received from Cllrs Catchpole and Mrs J Godfrey.

105 **Declaration of interest:** Cllr Mr H Godfrey declared an interest in planning appeal AP/19/00223 regarding land South of Glebe Farm, The Street, as detailed on his register of interest form.

106 **Planning matters:**
DC/20/00214 – *Land at Street Farm, The Street* – Cllr D'Lima advised that the Parish Council had previously considered stage 1 of this application. He added that he had no objection to the application.

Cllr Kaines stated that he did not object to the application either; however he raised concern regarding the extraction of water from the Black Bourn River and the impact it could have on local wildlife and the surrounding area. He felt the Parish Council should include these concerns in their reply.

Cllr Cassidy added that the Parish Council had previously raised concern at the proposed use of Stockings Lane for construction traffic to access the site. He felt that the lane should not be used and that the track off the A1088 should be used to reduced any impact on residents.

Following discussion, **the Parish Council unanimously concluded that the Parish Council did not have any objections to application DC/20/00214 at land South of Street Farm, The Street, however raised concern about drawing from the Black Bourn River and also the access which should be via the A1088 and not via Stockings Lane to avoid disruption to the village.**

AP/19/00223 – *Land South of Glebe Farm, The Street* – Cllr D'Lima reported that the Parish Council were not mandated to reply to the appeal unless they wished to change previous comments. He stated that the Parish Council had previously objected.

Cllr Godfrey reported, as the applicant, that they had started to renovate Glebe Farmhouse and proposed to construct an additional property, in line with the current planning permission. However, following guidance from their planning consultant, they had submitted an appeal against the original refusal to enable them to keep their options open in the current changing housing market.

Some residents of the village were present at the meeting and advised that they had submitted an objection to the appeal.

Cllr Kaines informed those present that he did not feel the original application for 3 properties had been a sustainable application and the density levels were too high. He added that if the appeal were granted it would set a dangerous precedent as most

properties in Stowlangtoft would have sufficient room in their gardens to build large properties. Cllr Kaines stated that the village did not have any facilities to support additional high density development which would be reliant on a car. He agreed that the Parish Council should reiterate their previous objections. Cllr Cassidy agreed with Cllr Kaines view.

Following discussion, **the Parish Council unanimously concluded that the Clerk would reiterate the Parish Council's previous objections in connection with appeal AP/19/00223.**

At the conclusion of the discussion, Cllr Godfrey stated that he would withdraw the appeal in light of comments raised in connection with the future of the superb village of Stowlangtoft.

107 **Date of next meeting:** Monday 16 March 2020 at 7.15 pm in the Meeting Room, St George's Road.

The meeting concluded at 7.46 pm.

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