

TETFORD & SALMONBY PARISH COUNCIL

Minutes of the Parish Council Planning Meeting held on
Wednesday, 20th May 2020 at 7.30pm by video conference link

Present:	Chairman	Cllr Lonie Cllr Renshaw Cllr P Todd Cllr Davison Cllr Anderton Cllr Kilby Cllr Larder
	Taking notes	Mrs M Hoad Clerk

Three members of the public dialled into observe and comment on the conference call.

The Chairman welcomed the residents and fellow Councillors to the video conference and as asked the public for any comments on the planning application to be discussed.

Public Comments: One resident asked for an estimation of timeframes for the extra work if the proposed new plans were approved. They were advised by the developer that this was very much dependent on sales as the properties were built to order and in the current climate it was difficult to estimate timeframes. Another resident expressed their support for the proposed changes in the plans and consider the new development would be in better keeping with the properties adjacent to the plot on North Road.

00985 Apologies for absence – No apologies for absence had been received.

00986 Declarations of Interest – Cllr Todd declared an interest in the planning item S/177/00735/20 – Bluebell Woods, North Road Tetford, as the developer. This was noted by the Clerk and it was agreed that Cllr Todd would not take part in any discussions or voting regarding this agenda item. Cllr Anderton declared an interest in the planning application as he was currently in discussions with the developer regarding the purchase of additional land adjacent to his property. **It was resolved** that Cllr Anderton could take part in the discussions regarding this application but refrain from any voting.

00987 Planning Matters:
S/177/00735/20 – Bluebell Woods, North Road, Tetford, LN9 6QH – Planning Permission – Erection of 1 no. pair of semi-detached houses and 1 no detached bungalow with vehicular access and parking areas. Existing bungalow on site to be demolished.

A question was asked of the developer as to why now after the original plans had been approved was, he looking to demolish the existing bungalow and put additional houses on the plot. Why had this not been part of the original plan. Council were advised that the existing bungalow on the plot was in a worse state of repair than originally envisaged and it was not considered commercially viable to renovate and sell in current layout. Therefore, the decision had been taken to demolish this bungalow and replace with more suitable properties. This had not been considered at outset as had presented itself as the work developed on this site.

A concern was expressed by Council that other recent development applications had been objected by the Parish Council on the grounds that no proven need had been established for additional housing in the village. It was noted however that this application was an amendment to an existing

approved application rather than a new development and would provide more affordable housing in better keeping with those already on North Road.

Following debate, **it was resolved** to support this application and the Clerk was asked to advise ELDC planning accordingly. The Parish Council considered the application as a sensible solution to an existing agreed planning application.

00988 Councillors Reports – The question of appropriate refuse bin space for the new proposed mews properties under application S/177/00735/20 was raised and a request made to the developer that an area for bins was made available behind properties. Council were advised that the Mews properties would have rear parking space and bin locations. It was advised that footpath 33 would be accessible for pedestrians by the 29th May 2020

00989 Next Planned Parish Meeting - Wednesday 10th June 2020, 7.30pm

The meeting closed at 8.02pm

Chairman

Date

Clerk

Date