

Worlington Parish Council

Minutes of Extraordinary Parish Council Meeting held in the Village Hall at 8pm on Monday 17th December 2018

Councillors present: Chairman –Cllr. N. Foster (NF), Cllr. K. Lucas (KL), Cllr. P. Merrick (PM), Cllr. S. Foster (SF) & Cllr. A. Marshall (AM).

Present: Clerk – Vicky Bright. One member of public was present.

Item	
EM18/12/1	<u>Chairman’s Welcome & Acceptance of Apologies for Absence (LGA 1972, Section 85(1) & (2):</u> Apologies: Cllr. Brian Harvey. Absent: None.
EM18/12/2	<u>Members Declaration of Interest (for items on the agenda) – LGA 2000 Part III:</u> None.
EM18/12/3	<u>Planning Applications to Consider:</u>
i)	DC/18/2248/LB - Application for Listed Buildings Consent - (i) extend existing garden store to create new glasshouse following partial demolition of existing garden store (ii) new garden wall - Worlington House, Mildenhall Road, Worlington IP28 8RX <u>Resolved EM18/12/3.01</u> No objections to application DC/18/2248/LB.
ii)	DC/18/2178/FUL - Planning Application - (i) Change of use of land from agricultural to residential (ii) 1no. dwelling and 1no. sauna/games room (iii) new access (iv) develop the site as a 'nature reserve' - Proposed New Dwelling West of Hall Farm Cottages, Mildenhall Road, Worlington <u>Resolved EM18/12/3.02</u> Worlington Parish Council has the following concerns and objections to application DC/18/2178/FUL: - 1. This application is outside the current settlement boundary. 2. Policy DM 28 refers to "Residential Use of redundant Buildings in the Countryside" However, the original Boat House was demolished in the 1960's and no previous application to re-establish this building has been made since this time, therefore Policy DM 24 "Alterations or Extensions to Dwellings" would not apply in this case. 4. Policy DM 5 "Development in the Countryside" this proposed application does not meet the requirements of the following, and should not be permitted: - a - no agriculture or forestry purposes b - no affordable housing requirements meeting a local needs survey's e - this proposal is not for use by key workers essential to the operation of agriculture or forestry works. As such does not meet the requirements of DM26. g - the requirements of replacing an existing dwelling scale and floor area. 5. Neither does the development meet the exceptions for new dwelling builds, as detailed in Policy DM 26 "No submission for Agricultural and Essential Workers Dwellings" and Policy DM

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27 "No submission for Housing in Countryside".

6. There are concerns that the development is within a flood zone 2 and is close to a flood zone 3, that has no flood barriers.

7. The size and scale of the dwelling, is not in-keeping with the current street scene and would have an impact on the visual environment.

8. There are concerns that the development will have an adverse impact on wildlife and their habitats in the area, identified by the Ecological and Protected Species Survey. There are also concerns that in relation to this, Nature England have not carried out a full survey or assessment on the impact that may be felt by the otters, water vole, hedgehogs and bats.

As a side issue if this is approved we have strong concerns that this would then set a precedence in the area for future developments and would also carry the risk that the site would have further development, or commercial use applications made upon it.

Next Meeting:

Next meeting to be held on Thursday 3rd January 2019 at 7:30pm, in the Village Hall.

There being no further business the Chairman thanked everyone for their attendance and declared the meeting closed at 8:33pm.

Signed: *Nick Foster*

Date: 3rd January 2019

Chair, Worlington Parish Council

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