

STON EASTON PARISH COUNCIL

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MINUTES of an extraordinary meeting of Ston Easton Parish Council at **Ston Easton Village Hall** on **Tuesday 23 September 2014** commencing at **7.30pm** to consider the following business:

1. Apologies and declarations of interest

Apologies had been received from SH and RW

2. Public participation

See Item 5

3. Minutes of last meeting

The minutes of the meeting held on Tuesday 9 September 2014 were agreed subject to the following amendment

Item 9b Clapton defibrillator – It was noted that ML is leading on this matter not SH as stated in the draft minutes.

4. Matters Arising

5. Planning

To consider the following planning application:

2014/1766/FUL – Old Gore House, Emborough

Erection of a single dwelling on site of redundant garage forecourt together with double garage and home office.

Several members of the public and the applicants for item 5 were in attendance at the meeting and the following issues were raised:

There were concerns voiced about the access for the proposed dwelling to and from the A37 which is a busy and fast piece of road. It was stated that vehicle speeds have increased significantly since the speed cameras were removed

A recent application for a development in Old Gore Wood was refused for reasons of sustainability and access.

The removal of the redundant petrol storage tanks was raised and the applicant confirmed that these were filled with foam

The Applicant pointed out that this application was for development of a brownfield site and felt that a precedent had been set by recent developments in Old Gore Lane Road. With regard to the access, the Applicant confirmed that there had been no accidents when the site operated as a petrol station.

The application in Old Gore Wood was refused partly because of the lack of local amenities – shops, public transport, schools etc. It could be argued that the same applies to this application.

DW felt that it would be difficult for the PC to recommend refusal of the application as a similar application had been recommended for approval 6-8 years ago with the only condition being that the dwelling was moved further back from the road.

MC stated that the previous application had been prior to any application for development of Old Gore

Wood.

TK confirmed that every application has to be judged on its merits but acknowledged the difficult position in relation to the application for development in Old Gore Wood. He confirmed that the Parish Council would be expected to attend any planning appeal hearing to support its reasons for recommending refusal. If the Parish Council were to recommend approval of this application they could potentially find it difficult to sustain their objections to the development in Old Gore Wood.

It was accepted that this application and the one at Masters Farm were both on brownfield sites whereas Old Gore Wood is a greenfield site.

TO confirmed that he had received a number of representations about this site and local residents are worried about it opening the floodgates for an appeal against the Old Gore Wood refusal.

TK said that the Parish Council had three options in relation to this application: to recommend approval, to object and recommend refusal or to refer the decision to the MDC Planning Officer in which case he would be consulted as Ward Member.

The Parish Council resolved unanimously to refer the decision back to the Planning Officer but to include the comments and concerns of the residents.

TK confirmed that he had considered the information before him at this meeting but had not predetermined the application.

6. Matters for report and items for future meetings

ML reported that drains outside the Old Chapel and Village Hall in Clapton are blocked with soil.

Action: Clerk to report to County Highways

Possibility of placing speed indicators at Emborough. **Action:** Clerk to contact County Highways

MC asked whether grit bins had been purchased for Clapton. **Action:** Clerk to progress

7. Date of next meeting – Tuesday 11 November 2014 at Ston Easton Park