

Shilton Parish Council

Minutes of the meeting on 28th September 2023 held at The Old School, Church Lane, Shilton.

Those present: Cllr David Cuthbertson (Chair), Cllr Andrew Bray, Cllr Sarah Royle, Cllr Stephen Harrison, Cllr Andrew Pearson, Cllr Rosie Pearson (WODC) and thirty one members of the public.

1. The chairman welcomed everyone to the meeting.
2. Apologies for absence were received from Parish Clerk Julie Alden
3. The minutes of the council meeting on 17th August were approved and signed by Cllr DC.
4. There were no matters arising
5. There were no declarations of interest
6. Cllr DC made the following statement:

'The sole purpose of this meeting is to allow the Parish Council to discuss the planning application and decide upon the comment it will make online. Whilst we will listen to any of the public who wish to express an opinion on the application, we are not holding a referendum. Ultimately the members of the Council will decide upon the comment that will be filed.

The first part of the meeting will be a discussion amongst the councillors only. Without any comments from the public.

The second part of the meeting will be a chance for members of the public who wish to speak.

The third part of the meeting will be the Chair summarising the discussion and calling on the councillors to agree a final comment.

This application is of special significance because, if granted, it would be the largest green field housing development in the village for many years. Most planning applications which are of less significance are dealt with through an email exchange between councillors. But with something of this significance and given that we had to respond before 5th October, we decided that a full council meeting was appropriate.'

The parish councillors' discussion centred around policies OS2 and H2 of the WODC Adopted Local Plan 2031. The conclusion being that, in the unanimous view of the Council, the application did not comply. The council called upon Cllr Rosie Pearson to call the planning application into committee at the next opportunity which would probably be in November.

The Planning, Design and Access Statement of the application suggest that WODC were currently unable to demonstrate a 5 year supply of deliverable housing sites and therefore the policies of the Local Plan did not apply and paragraph 11(d) of the NPPF would apply. Cllr Pearson explained that the District Council were adopting a different method of calculation land supply and that they were satisfied that the policies contained in the Local Plan 2031 still applied. The Local plan is currently being reviewed and will be re-issued in due course.

Cllr DC then opened the meeting to comments from the public. Andrew Robertson from Ladburn Lane said that the application stated that the sewage from the proposed houses would be discharged through the existing sewage system in Ladburn Lane which was already inadequate and often blocked. John Colson said that the application was incorrect and that there would be an onsite sewage treatment plant.

Michael Peacock from Ladburn Lane asked if the application would be decided on the existing Local plan policies or would a decision would be delayed until the new Local Plan was in place. Cllr DC

said that it would be dealt with under the policies in place at the time of the planning committee meeting.

Mrs Helena Wright of Ladburn Lane stated that she objected to the application as the village did not need more large expensive houses but did need some affordable housing such as that proposed previously on the Allotment Field. The CRBTO application was rejected on partially on the grounds of lack of access, street lights, pavements and public transport all of which would apply to this application.

Miss Sarah Colson then made a statement in support of the application saying that she and her sister were born in the village and dearly wished to live back in the village. The family had been associated with the village for many years and had made a great contribution to village life. The application was to provide a house each for herself, her sister and her parents. She had attempted to buy Rood Cottage in Church lane but had been priced out of the purchase by the owners who now operated it as a furnished holiday let. Miss Colson stated that the application was not a full application as there were no architect drawings attached and no floor plans and therefore there was scope to change items such as the sewage issue. Cllr DC stated that application was designated as FUL and full drawings were attached. The Council would therefore treat it as full application without reserved matters.

Cllr DC then summarised the decision of the council that they would object to the application on the grounds that it was not in accordance with policies OS2 and H2 of the Adopted Local Plan 2031 and would ask for the application to be considered by the WODC Planning Committee at the November meeting. The council voted unanimously to accept the decision.

Cllr DC encouraged all members of the public to go onto the WODC planning website and register their comments before 5th October for or against and these comments would be considered by the District Committee. A link to the application would be sent out by email.

The date of the next meeting is 23rd November 2023.

The meeting closed at 07.45pm.