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## MINUTES

Minutes of the Great Easton and Tilty Parish Council meeting held at 7.00pm on Thursday 4 January 2024 in Great Easton Village Hall.

**Present:**

**Councillors:** Cllr T Martens (Chairman), Cllr M Benterman, Cllr C Hurst, Cllr P Neale and Cllr J Stevens.

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Two members of the public attended. In accordance with the councillors’ Code of Conduct, Cllr Stevens spoke as a member of the public before item 3, the public participation session.

	The Chairman opened the meeting at 7 pm. It was noted that the council had hoped to hold the meeting in Tilty Church as the meeting was to discuss a planning application in Church Lane, Tilty, but this had not been possible.
04.01.24 .01	<b>Apologies for absence</b> Apologies were noted, and the reasons accepted by resolution, from Cllr Hahn and Cllr England.
04.01.24 .02	<b>Declarations of interest</b> Cllr Stevens declared a non-pecuniary interest in item 4 on the agenda, planning application UTT/23/2945/FUL.
04.01.24 .03	<b>Public participation session</b> Points were raised relating to the planning application UTT/23/2945/FUL, to erect one dwelling on land north of Church Cottages. Comments included: <ul style="list-style-type: none"> <li>• The applicant’s heritage statement had factual errors and underestimated the impact of the development on the Grade 1 listed Tilty church and the setting of church, Abbey ruins and cottages. It seemed likely that Church Cottages were listed because their relationship in their setting with the church and abbey, and this development would affect that. The church and abbey ruins are acknowledged to be a Scheduled Ancient Monument but the development does not take into account Historic England’s advice on development close to heritage assets. The site is in the curtilage of a listed building – in the garden of 3 Church Cottages.</li> <li>• The site is outside development limits therefore should be considered under Local Policy H3 as a “windfall” site. The development does not meet the criteria to be acceptable under that policy.</li> <li>• Transport facilities seem to have been misunderstood as the 313/4 bus is referred to as two bus services, not one. The school bus for secondary school students does not come close to the site.</li> <li>• Services can only be reached by car.</li> <li>• The applicant answers “unknown” in relation to how sewage will be disposed of at the new property. The new path/drive to the property takes a route which goes over the cover of the current septic tank but there is no information as to where the new plant would be sited or the need to comply with strict regulations for the site.</li> <li>• The applicant incorrectly states that surface water would go into storm drains but these do not exist on Church Lane. It is proposed to build on a garden which currently, as open land, assists with the drainage of surface water. This element would be lost by building on the land.</li> <li>• Other planning applications approved nearby were for a conversion (change of use to residential) or an extension of an existing building. No applications which involve adding a new building to a previously-undeveloped site such as this (which is now a garden) have been approved.</li> <li>• Additional lighting of this property would be visible across the valley and be intrusive and inappropriate.</li> </ul>

	<ul style="list-style-type: none"> <li>• The site is currently surrounded by high hedges. These would have gaps after the development, for driveways which would have dropped kerbs. The view from the lane would be very different from the current one.</li> <li>• The hedges cannot be relied on to screen the property in the future as the new residents may well reduce their height in order to create a view of surrounding countryside - an attractive feature of the site which would be blocked by the hedges at their present height.</li> <li>• Reducing the hedges would also affect neighbouring properties, especially the Grade 2 listed Clerk's Cottage.</li> <li>• The county highways authority owns and maintains the verges along both sides of Church Lane (confirmed by the division county councillor) so the applicant's correspondence regarding ownership is not correct in suggesting otherwise.</li> </ul>
04.01.24 .04	<p><b>Planning Application for erection of one single/two storey dwelling and associated alterations on land north of Church Cottages, Church Lane, Tilty. Reference UTT/23/2945/FUL. To decide the council's response.</b></p> <p>Cllr Stevens, having declared a non-pecuniary interest, left the meeting and the room before the council considered this item.</p> <p>Councillors discussed comments made in the public participation session and previously by local residents who had spoken to them directly. It was unanimously agreed to object to the application. It was noted that as yet the conservation officers (Place Services) had not provided a report and it was agreed that if possible their views should be seen before the clerk finalised the submission. There was particular concern about the setting and location of the proposed development in the curtilage of listed buildings, the lack of provision for surface water and foul drainage, the effect of lighting, and questions of sustainability including transport.</p> <p><b>Action: Clerk</b></p> <p>It was noted that District Cllr Foley's request to call in the application to the Planning Committee had been accepted, so that if the planning officer intended to grant permission for this development, the matter would be referred to the Planning Committee which would make the decision. Further comments could be lodged in preparation for the Planning Committee meeting when the date was known, and the parish council could be represented.</p>
04.01.24 .05	<p><b>DATE OF NEXT MEETING</b> Thursday 25 January at 7pm.</p>
	<p>There being no further business the meeting was closed at 7.45 pm.</p>