

Minutes of the Special Meeting of the Parish Council held in the Village Hall on 17th August 1983 at 8 p.m.

Present:	V. A. Hodgkins	Chairman
	E. J. Clarke	Vice Chairman
	J. Ody	Treasurer
	D. Douglas	) Councillors
	G. Rumble	

District Councillor T. Cox and 10 members of the Public were also in attendance.

#### AGENDA

To discuss Planning Application to change use of land on north side of Buckland Road from Agriculture to Houseing Development.

The Chairman opened the meeting by stating that since he was a directly interested party with a common boundary with the site he should vacate the platform and allow the Vice Chairman, Mr. E. J. Clarke, to occupy the Chair. This was agreed by general consent. Mr. Hodgkins retired to the public seats.

Mr. Clarke then took the Chair and requested comments from all present.

Mr. D. Douglas said that the land was "Whiteland" and that the general policy of the District Council was not to permit housing development on such land.

District Councillor Cox commented that there may be some change in policy and that buildin-g may be allowed in the future on "suitable sites".

Mr. V. Hodgkins said from his personal point of view there would be loss of amenity and view. Also any low cost development, as suggested, would devalue all the properties in the vicinity. He said he had received a number of representations from owners of adjacent properties all objecting to the development for one reason or another. This was also echoed by many members of the public at the meeting.

The Chairman then asked for members of the Parish Council to express their views.

Mr. D. Douglas felt that the proposal would completely the character of the village since the dize of the site could mean at least 15 - 20 dwellings, representing a substantial increase. If some development was unavoidable he said it would be better for higher cost, low density dwellings.

Mr. J. Ody said the Parish Council should oppose the scheme for reasons already stated. but if development was imperative it should be confined to a smaller area, also since the owner now agreed that the farm buildings on part of the site were derelict they should be demolished anyway.

Mr. G. Rumble also spoke against the proposal as being<sup>an</sup> unacceptable enlargement of the Village and that any future buildings be confined to infilling sites.

The Vice Chairman then summed up by stating that the overall views of the general public and the Parish Council were against any development of the site and that the Clerk be asked to reply to the Planning Authority accordingly, bringing out the reasons.

1. The proposed site is in a "White Area" of the County Development Plan.
2. The site is too large and the amount of development would have a detrimental effect upon the character and amenities of the village.
3. A number of previous applications have been refused and I refer particularly to the refusal and appeal of July 1974 and August 1975.

It was also agreed that a proviso be added that if in spite of all objections the application is allowed then my Council feel that any development should be of very low density detached bungalows. Also that no future extension of the site should be allowed.

The meeting closed at 9.5 p.m.

Chairman

November 1983