NEWTON POPPLEFORD AND HARPFORD PARISH COUNCIL

Minutes of an Extraordinary Meeting of Newton Poppleford and Harpford Parish Councilwhich took place at The Pavilion, Back Lane, Newton Poppleford at 7pm on Tuesday, 18th April 2023.

**Present:** Cllrs. Burhop (Chair), Carpenter (Vice Chair), Hughes, Lipczynski, Tillotson, Tribble and Walker

 Jacqui Baldwin, Clerk

 One member of the public

Prior to the commencement of the meeting Cllr. Burhop declared that he would not participate in the discussion nor vote on any proposition as, in his role as Ward Councillor, he would be making a separate consultee comment on this application. From this point Cllr. Carpenter chaired the meeting.

Chair outlined Fire Regulations and evacuation procedure, opened the Public Forum and then invited the member of the public present to address the meeting. A document was circulated setting out this residents’ concerns and objections to the planning application to be discussed. Chair noted that these comments reflected the objections already submitted to the planning department and visible on the planning portal.

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|  |  |  | **Action:** |
| EOM23/05 |  | **To consider apologies for absence and approve if accepted** (LGA 1972 S.85(1))Apologies received from Cllrs. Dalton and Chapman were approved and accepted. |  |
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| EOM23/06 |  | **To receive any Declarations of Interest relating to items outlined in this Agenda** |  |
|  |  | Declaration of interest as Ward Councillor received from Cllr. Burhop as noted above. |  |
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| EOM23/07 |  | **Planning Matters:** |  |
|  |  | 1. **To consider planning applications received prior to publication: 23/0624/FUL** – **Luscombes, Back Lane, Newton Poppleford**

Chair noted that it was difficult, from the information and plans submitted, to ascertain the size of the proposed buildings and the impact that they would have on the site. Cllr. Lipczynski pointed out that the height of the buildings - a concern with the previous application for this site (reference 22/2424/FUL) - had been reduced by less than 5cm, a token response. The total volume of the buildings, hard standing and driveways would be approximately 400 square metres – larger than the footprint of the Pavilion building and considerably larger than the residence on this site. Cllr. Hughes pointed out that the application states that no trees are to be removed from site, whereas it is clear from the plans that five mature trees will be removed and replaced. New trees will take some time to provide screening for the new buildings which will be highly visible on this elevated site. Cllr. Tribble commented that none of the uses to which these buildings would be put could be considered ‘essential’ but reflected the lifestyle choices of the applicant. In discussion, Councillors agreed that, although the applicants had revised their plans to reflect some of the objections raised against the previous application, 23/0624/FUL still conflicts with Neighbourhood Plan policies relating to building outside the Built-Up Area Boundary, on Grade 1 Agricultural Land within an Area of Outstanding Natural Beauty.**Cllr. Lipczynski proposed that Council object to this application for exactly the reasons that it objected to 22/2424 as there has been no material change. Seconded by Cllr. Hughes and carried with 6 votes in favour and one abstention.** **Clerk to note and upload Council’s comments to the planning portal.**  | **Clerk** |
| EOM23/08 |  |  **Matters considered as urgent by presiding Chair for discussion only:**There being no such matters raised, Chair closed the meeting at 7.25pm. |  |