

LEGBOURNE PARISH COUNCIL

Minutes of the Parish Council Planning meeting held on **Monday 28th November 2022** at Legbourne Community Centre.

In attendance – Cllrs Stephenson, Maw, Harrison, Conduit and Hallifax

M Hoad – Clerk taking notes.

There were five members of the public present. The applicants of planning application N/100/01972/22 – Land Behind the Woodlands, Mill Lane, Legbourne, presented some background information to their proposed development.

One resident raised a question regarding drainage on the site and the concern of wastewater running into the dyke and back into the water course untreated, possibly impacting a local trout farm. The applicants addressed this issue by advising residents that an appropriate drainage strategy would be installed with the view of wastewater being cleaned by a bio-tech unit to ensure only clean water entered the water course. The applicants stressed that the design of the proposed development was both innovative and as sympathetic to the environment as possible.

Local concerns were also raised regarding the access to the site for building materials during construction stage, due to the size of Wood Lane and the impact this would have on surrounding properties.

270 / 2022 CHAIRMAN'S WELCOME AND REMARKS – The Chairman thanked the applicants for their presentation and welcomed as there were no further public questions/comments opened the meeting for business

271 / 2022 APOLOGIES FOR ABSENCE – Apologies had been received from Cllr Cole; **it was resolved** to accept all reasons for absence

272 / 2022 DECLARATIONS OF PECUNIARY INTEREST – Cllr Harrison advised he was the neighbour to the proposed development site under planning item N/100/01972/22 – Land Behind the Woodlands, Mill Lane. This was noted for the record.

273 / 2022 PLANNING APPLICATIONS FOR PARISH COUNCIL COMMENTS:
The following planning application had been received for consultation:

N/100/01972/22 LAND BEHIND THE WOODLANDS, MILL LANE, LEGBOURNE
Planning Permission - Erection of a detached dwelling with a detached pavilion and tennis courts with associated fencing, excavation of land to provide a pond and construction of a vehicular access. – Following debate Parish Cllrs voted to object to this application. Three objections, one supporting vote and one abstention.

It was resolved to submit this objection to ELDC outlining the following concerns raised by Cllrs and residents alike.

1. The overbearing nature of the proposal would dominate the landscape and dwarf all other structures.
2. The location of the site is clearly in open countryside with the access being significantly beyond existing development.
3. There would be clear loss of public visual amenity especially when viewed from the ANOB to the west of the site.
4. The NPPF demands sustainable development, and we question how a structure of this size and with its' carbon footprint can be considered as being sustainable when it only provides accommodation for a single family.

5. Residents expressed their concerns about the impact of construction vehicle access along Wood Lane. Mill Lane and Wood Lane are mostly single road and do not have public footpaths. They are however favoured routes for many local dog walkers and therefore safe access for pedestrians is a concern with increased vehicle use and construction vehicles entering the site.
6. As the Parish Council are aware that the applicants do not intend to develop the site themselves but to sell the land with planning permission, again we would like to see conditions in place at outset that limited any changes to the use and design of any agreed planning application. Legbourne has already had several planning applications in the past that once approved have then been dramatically changed by the developer.

The Parish Council would also like to make clear our concerns that this application for development would set a precedent for new development significantly beyond the existing village footprint and in open countryside.

274 / 2022 NEXT FULL PARISH COUNCIL MEETING –Monday 12th December 2022 at Legbourne and Little Cawthorpe Community Centre.

The meeting ended at 20:28

Signed by Chairman Date

Signed by.....Clerk Date.....