



Minutes of Extraordinary Meeting of the Parish Council

7:30 pm, Friday, 7 October 2022

Church of St Mary, Pillerton Hersey, CV35 0QQ.

Present:

Cllr. Catherine Hewson (Chairman)
Cllr. Alec Hitchman
Cllr. Ian Brooks

Apologies:

Cllr. William Forsyth

Public:

Four members of the public

In attendance:

Alana Collis, Clerk to the Council

The meeting commenced at 19:35

1. Apologies

Cllr Forsyth had submitted apologies due to personal commitments. It was RESOLVED to accept Cllr Forsyth's apologies

2. Declarations of Interest

Cllr Hitchman declared a non-pecuniary interest in 5(a) the planning application at Bright Hill Holding. He has previously purchased straw from the applicant, Mr Jackson but would consider the application with an open mind.

3. Dispensations

None

4. Public Forum

Mr Jackson spoke to outline his application for the Class Q conversion. He had grown up in the area and, with a strong local connection was looking to move back to the area by making the barn into a family home. This would provide a home close to elderly relatives in a single storey accessible home. Mr Jackson stated he had no intention to further develop the site.

Mr Thomas noted that the site is a large plot of land. Mr Jackson noted that the barn is part of a larger agricultural site. Part of the land (title deed) would be split so that it would be a family plot (e.g. 4-5 acres for horses).

Ms Rimmel shared concern that the Oxhill Bridle Road is a small road and construction traffic would be problematic. She asked that the applicant consider the impact on other residents. For example, would construction use the ford? Ms Rimmel also asked when the construction would likely start. Mr Jackson responded that it would probably be in 2023 and detailed working drawings would need to be drawn up first.

Mr Cichocka supported sympathetic development in the village but also questioned the impact of traffic. He noted that although the applicant had assured that no further development, it is a large site and what would prevent further development? Although the site is outside of the conservation area and the village would benefit from being developed it was important that this be managed in an appropriate way. He questioned what influence the council and community have in the future, in this example particularly where it is permitted development.



The Chairman acknowledged that the application on the agenda was a permitted development, however, by discussion at this meeting the council had the opportunity to submit comments to the District Council planning department that could be relevant to any conditions.

5. Planning Matters

a. Planning applications

- i. [22/02743/COUQ](#) – Bright Hill Holding, Oxhill Bridle Road, Pillerton Hersey.
Conversion of the existing agricultural barn to form a single four-bedroom dwelling

Cllr Hitchman sought clarification about the application. He noted that the summary document mentions a three-bedroom document, but other plans say four bedrooms. The applicant confirmed that it is intended to be a four-bedroomed house.

Councillors raised concerns about light pollution and that wildlife, particularly bats and barn owls are active in the area. The applicant indicated a preference for lighting to be discrete and low level and acknowledged there will probably need to be an ecological survey.

Councillors reiterated resident concerns about traffic and encouraged the applicant to have a traffic management plan during construction and consult with neighbours to minimise disruption. For example, to inform residents of the build schedule. The applicant acknowledged that the time to build is currently unknown but agreed that communication was important.

Councillor Hitchman noted that the access road (Oxhill Bridle Road) to the property is not in the best condition, and asked whether the applicant reinstate the road to the state to the condition it was in. The applicant acknowledged that the road has recently been resurfaced but would look to work to rectify any damage caused. Cllr Brooks noted that, in the past, construction and deliveries have caused problems with obstructing both residents and refuse collections. Residents would appreciate it if deliveries were managed so they were outside of key commute times.

A councillor asked about the issues of other environmental impact during construction such as dust and noise. Mr Jackson noted that the appointed contractor would be required to meet HSE requirements.

Councillors discussed utilities. There is an existing agricultural water supply, but it was unknown whether this would need to be changed as part of the change of use. The applicant acknowledged if a required change is needed then that would be done. In terms of electricity and telephone, the applicant noted that there is already power at the barn and utility needs would be determined as part of detailed planning and construction. Building control requirements would be met. Councillors noted that class Q requires the use of the barn structure which would need a survey.

Councillors recalled the location of a pond at the rear of the barn and whether this had resident wildlife and the impact of construction on the site. The applicant noted that the pond in question was a dew pond and that he intended to minimise ecological impact. The pond will be kept where possible and impact on any wildlife will be considered.

A councillor noted that there are instances of flooding in the village and what provision was made for drainage and sewage treatment. The applicant noted that he expects the need for a septic tank / on site biodigester, and that surface water would run off to the brook. The site itself does not suffer from flooding but flood prevention measures would be considered as appropriate. Councillors noted that drainage measures would be positive and that the brook and ditches do get blocked and overflow on occasion.



Councillors noted that Class Q conversions are known to be granted and then applications for change and further extensions follow and this can lead to much large development. This is a concern. It was also noted that there is currently no garage marked on the plans. The applicant noted that a garage was not included, and should any extension be considered in the future then these would all require a separate planning application if such a situation arose.

Cllr Brooks asked about the plot curtilage, this is quite small. For a class Q it is required to be small. Therefore, in the future, separate to planning, a change in land registration would increase the size of the plot.

Although the design is not fully defined, councillors asked about the sustainability of the build. The applicant commented that there was a design to be as sustainable as possible.

It was RESOLVED to submit comments on the following points:

- Traffic - The property is located on a narrow, single-track road. It asks that there is consideration of traffic and the impact on access, particularly during the construction phase. Care should be taken to avoid the ford and blocking residents access along the road.
- Liaison - The applicant is encouraged to maintain dialogue with other residents (particularly in relation to traffic during construction)
- Ecology - the area has bats and owls (amongst other wildlife species) and therefore, as appropriate, the ecology should be assessed, and appropriate actions taken.
- Sustainability - with the climate emergency in mind, the parish council would encourage the applicant to develop a sustainable design and build. In particular the encourage renewable generation and energy efficiency.

6. Exclusion of Public & Press

None

7. Date of the next meeting

The next ordinary meetings of the parish council be:

- 7:00 pm, Tuesday, 15 November 2022 – venue to be confirmed

Meeting closed 20:25