



Minutes of the Extraordinary Meeting of the Parish Council

Present:

Cllr Hewson (Chair)
Cllr Brooks (Vice Chair)
Cllr Hitchman
Cllr Thomas
Cllr Forsyth

In attendance:

Cllr Littlewood, SDC
Alana Collis, Clerk and RFO

12 members of public

The meeting started at 19:01

1. Apologies

All Councillors were present

Cllr Seccombe has sent apologies

2. Declarations of Interest

- Cllr Forsyth declared a non-pecuniary interest that the applicant for 23/03312/FUL is a family friend.
- Cllr Hitchman declared a non-pecuniary interest in that he has purchased straw from the family of the applicant of 23/03312/FUL.

3. Dispensations

None required.

4. Public Forum

Cllr Hewson reminded attendees that the public forum is a time-limited part of the meeting where members of the public can comment on matters relating to the agenda.

Mr Jackson spoke as the applicant for the planning application at Bright Hill Holdings. He grew up in the area, moved away but would like to move back and create a family home.

A resident and near neighbour of Bright Hill Holdings told the councillors that Mr Jackson had come to see her regarding the planning application and that she is aware of the Class Q permission. The barn is a building that is over 200 years old set in a nucleated, conservation area, non-service village which dates back to the doomsday. The resident conveyed that as the applicant is a property surveyor by profession they should be aware of what this means. On the road there are several Class Q (seven) barn conversions, none of which have been significantly altered, all within original footprint and in the original vernacular. The application is a new build, significantly larger than the original building and the proposed exterior is not in keeping with the current structure. The resident asked that the PC object to the application. The resident stated that they felt Mr Jackson has misled them because he stated that the application was only a small amount larger than the existing structure, but this is not the case.

Another resident stated they had previously attended the meeting for the Class Q application and were supportive of that development. However, at the time, the applicant stated that he had no intention to further develop the site. This application proves that this is not the case. The resident expressed



concern that the dates on some of the documents as part of this application are only about six months after the Class Q was granted and it is perceived that the Class Q is seen as a way in to get a planning application approved. The resident also commented that the application suggests that to mitigate traffic during construction, workers could travel by public transport, walking and bicycle. Given the nature of the village and its location this is seen as unlikely. The proposed application is not a community scheme which is indicated on documentation also.

Cllr Hewson provided Mr Jackson with the opportunity to respond to resident queries. He acknowledged the age of the barn and that he had stated that he did not intend to further develop the site. After Class Q permission was granted, there was a discussion with a new architect and build a structure that had better environmental credentials in terms of energy performance and biodiversity. In terms of local impact and benefit, Mr Jackson would like to employ local workforce.

A resident indicated that they had a comment regarding Springfield Farm. With the Class Q granted it is of concern that the track is in poor condition, and something needs to be done. Cllr Hewson mentioned that there is a right of access for agricultural use but the ownership of the village green needs to be determined first before any agreement can be put in place. Indeed, the parish council needs to confirm whether it is legally allowed to do this.

5. Planning Matters

a. Planning applications

To note the planning applications received.

[23/03312/FUL](#) – Bright Hill Holdings, Oxhill Bridle Road, Pillerton Hersey, Warwickshire, CV35 0QB. Demolition of agricultural barn and erection of detached self-build Passivhaus dwelling with associated driveway, parking and hard and soft landscaping.

Cllr Hewson noted that Class Q permitted development to change the barn to residential use has been granted. The new application is for a modified structure. Although the site is not considered at risk in terms of drainage and flooding, there is run off from this area to parts of the village which are susceptible to flooding. Cllr Hewson asked the applicant to provide information regarding drainage on site.

Mr Jackson clarified there would be sustainable drainage (as mentioned in the application). The site is 21 m away from a water course. Mr Jackson also has a plan to have a water capture system, planting and garden design to help limit run-off. It was noted that for the Class Q there is no requirement to address the issue of drainage, however, Mr Jackson is happy to look at the requirements in more detail. Mr Jackson stated that he has been advised that the proposed plan would reduce run-off compared with the existing set up. Mr Jackson was not able to state the size of the water tanks. A resident stated that there was a condition on the Class Q for a 190 L water butt. Mr Jackson reiterated that he is willing to do more. It was clarified that landowners do have a responsibility for water from the property (a SUDS is planned to manage this). It was also clarified that there would be an on-site sewage treatment system.

Mr Jackson stated that if this application was not successful this would revert to the Class Q conversion (a smaller dwelling in the original footprint of the barn).

Cllr Hewson identified that in the Logistics plan (5.1) the application states that there would be engagement with local residents. However, it was highlighted that there are also horse riders from the neighbouring livery yards that would be impacted and ideally the applicant should engage with these users. Mr Jackson stated that he wants to work with the community on this issue and would engage and forewarn people as much as possible.

Cllr Brooks asked what influenced the plan to include the mezzanine and how the floor area is calculated; the existing barn is 176 m², and the proposed dwelling 292 m². Mr Jackson indicated his

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understanding is that this is a calculation of the ground floor and mezzanine floor (although the mezzanine has restricted height).

Cllr Forsyth asked Mr Jackson to clarify that he owned the site rather than his father. It was confirmed that the applicant is the owner.

Cllr Thomas, clarified with the applicant that the footprint currently occupies 11% of the site but the proposed structure would occupy 18%. Cllr Thomas asked why the mezzanine only occupied part of this upper area. Mr Jackson clarified that the ceiling height of the mezzanine area was not significant and was not overly usable and they wanted to have some full height space.

Cllr Hitchman noted that there are four bedrooms mentioned in the application, but the floorplan shows three bedrooms. It was clarified that the fourth bedroom is in the annex. Cllr Hitchman also noted that there had been no objection from the fire service, but they had commented that there would need to be appropriate turning space (since it is a dead end) and the road would need to be able to take heavy vehicles. The turning space needs to be 20 m². Mr Jackson indicated that he thought that they would be able to reverse into the gateway, but this would be checked and ensure they meet the requirements stated as part of meeting planning conditions. Cllr Hitchman also noted that Highways had not objected but had commented on points including visibility splays, appropriate surface, and gates/barriers.

Cllr Hitchman noted some of the plans did not have scale measurements on them. Mr Jackson stated that the position is mostly fixed. One mezzanine is in the annex is accessed by a small staircase and the other is accessed by a staircase behind the kitchen. Cllr Hitchman asked if the floor height had been considered in terms of vulnerability to flooding. Mr Jackson was not able to provide information but indicated that the architects would look at this.

Cllr Forsyth noted that a barn in Pillerton Priors had been purchased by a developer and a building that is of architectural merit was built (rather than a Class Q conversion). As a person with local connections, although there is a similarity of architectural design councillors note this is a family home and not being sold on by a developer.

Cllr Hewson asked councillors to reflect on the application and whether this application offers a good option compared to the fallback option of the Class Q conversion. There will be disruption during construction and issues relating to water, sewage, flooding, biodiversity etc that need to be resolved. Surveys have shown that there are no bats, newts or owls on site. The applicant wants to achieve a minimum 20% biodiversity gain on the immediate site (above the guidance of 10%). The planting would also reduce the run-off. A Class Q conversion does not require any action on biodiversity gain. The applicant indicated that the new application would have a proper planting scheme for the full site.

Cllr Thomas asked, given that the full application is for Passivhaus standard, would the Class Q be of that standard. Mr Jackson confirmed this would not be the case because it would be a lot harder to achieve and is not financially viable. The new proposal is larger than the existing barn, Cllr Thomas asked why the new plan is for a significantly larger dwelling with a different rather than keep the original size. Mr Jackson noted that this was a chance to build a forever home.

Councillors noted that the layout of the proposed dwelling is two new buildings significantly larger and more visually dominant, and these are close to the boundary of the property. Although councillors are supportive of the ideology, the size of the proposed dwelling is cause for concern.

It was RESOLVED that council objects to the application on the grounds that it fails the criteria and policies in the Stratford Core Strategy AS.10 (Countryside and Villages), CS.10 (Green Belt) and CS.15 (Distribution of Development). There also needs to be accurate measurements and clarification on the dimensions to understand the impact of the development. (Proposed: Cllr Brooks, seconded: Cllr Thomas, two in favour, one against).

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6. Village Green working group

To receive an update on activity with regards to the registration of the village green and actions regarding vehicular access to Springfield Farm ([23/03381/COUQ](#)).

Previously the Councillors had received notification that the solicitor for the council was sick but they had asked the Clerk to request an update. The Clerk had sent an email to Wellers Hedley (14/01) but noted no response had been received.

Cllr Hewson clarified that the parish council did not object to the Class Q but it has to go through process.

Cllr Littlewood reflected that there is a significant issue in the region and across the country in terms of the need to register village greens and confirm ownership. It is a lengthy process and represents big issue in terms of legal delays.

7. Finance and audit

- a. To approve accounts for payment 9 January 2023

It was RESOLVED to accept the two items for payment (hire of Pillerton Priors village hall on 09/01/2024 and 23/01/2024). (Proposed: Cllr Hewson, seconded: Cllr Thomas, all in favour).

8. Exclusion of Public & Press

None

9. Date of the next meeting

The next ordinary meeting of the parish council will be held:

- 7:00 pm, Tuesday, 12 March 2024.

Meeting closed at 20:04.

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Appendix A: Finance report

PILLERTON HERSEY PARISH COUNCIL					
ACCOUNTS PAYABLE 23 January 2024					
<u>To Whom Payable</u>	<u>Payment method</u>	<u>Ref</u>	<u>Ex VAT</u>	<u>VAT payable</u>	<u>Totals</u>
<i>Accounts paid since last meeting requiring the formal approval of the Council</i>					
					£ -
					£ -
		Sub-total	£ -	£ -	£ -
<i>Accounts for payment on 23 January 2024</i>					
Pillerton Priors village hall (for 09/01/2024)	BACS	PPVH-2023-26	£ 12.00		£ 12.00
Pillerton Priors village hall (for 23/01/2024)	BACS	PPVH-2023-28	£ 6.00		£ 6.00
		Sub-total	£ 18.00	£ -	£ 18.00
		TOTAL	£ 18.00	£ -	£ 18.00
Invoices checked and agreed					