

# PETERSTOW PARISH COUNCIL

## MINUTES of a PLANNING MEETING held on WEDNESDAY 20<sup>th</sup> MARCH, 2019 in the FUNCTION ROOM, YEW TREE INN

**Present:** Cllrs. Martin Lown, Rob Hunter, Steve George, Sarah Beggs, Paul Speed and Jonathan Straker

**In attendance:** Mrs Pat Newton (Clerk)  
4 members of the public,  
Brian Halpin – Agent

### **03/19 1. APOLOGIES**

None.

### **03/19 2. INTRODUCTION BY Cllr. LOWN**

Cllr. Lown gave a short introduction, outlining the changes that had been made to this application, as against the previous one, which was refused. As the Parish Council now have an NDP plan, the chairman of the NDP steering group will outline a few of the facts & policies, after Brian Halpin has outlined the proposal.

### **03/19 3. OUTLINE of PROPOSAL by BRIAN HALPIN**

We are aware that there are issues with flooding, but it is not the water table, it is the layer of clay, that is the problem, we will punch through the clay, which will allow the water to drain through the to layer of grit & sand.

Historic Buildings have an issue with the density of the development on the site and the design of the dwellings is uncharacteristic of the conservation area.

Highways England has concerns regarding this application on heritage grounds.

There are two cracks in the main building, but the building will stay with the necessary work being done as required.

Car parking will be as it is now, and access as it is now.

We are going to put in a hawthorn hedge for screening.

We are putting in bungalows as they are low profile.

There is no intention to shut the shop or P/O.

The old septic tank will be removed.

Cut down on outside lighting

### **03/19 4. NDP PLAN – Cllr. ROB HUNTER**

We now have an adopted Neighbourhood Development Plan.

Small scale developments were requested in the questionnaire and 2/3 bed houses.

This development is within the settlement boundary.

We wanted properties to have some garden

Policies PTS5, PTS2, PTS6 PTS8 and PTS11 are relevant to this application.

This application is in conformity of the Neighbourhood Development Plan.

**03/19 5. PUBLIC PARTICIPATION**

The building is in a poor state, what are your intentions? We are keeping the building, we will repair the damage, straighten the roof and chimney, smarten it up.  
You say you are keeping the current access point, will it be two way? Yes  
4 years ago we had a problem with drainage, the water table rose, this was answered in Item 3, but we will take the best possible advise to solve the problem of drainage.  
What is the time line for this development? All the site work will be done first, hopefully starting early summer and completed next Spring.

***Brian Halpin left the meeting***

**03/19 6. DECLARATION OF INTERESTS**

None were declared

**03/19 7. PLANNING APPLICATION**

**190410: Peterstow Village Store & Post Office**

Alterations to existing shop retaining the original building

Development of four two bedroom bungalows

***The Parish Council comments for this application can be viewed on the HC website, also viewed on the Parish Council website, adjacent to the minutes.***

There being no further business the Chairman closed the meeting at 8.36p.m.

Signed.....

Date.....