



Stainland and District Parish Council 19th Planning Committee Meeting Minutes

Tuesday 3rd December 2019 at 6.30pm at Stainland Library

Present:
Cllr Fieldhouse (Chair & Minute Taker), Cllr Mullany & Cllr A Foster.

Item	Item
19.P19.1	<p>Apologies and Reasons for Absence and Lateness To receive apologies and approve any reasons for absence presented to the Council <i>Apologies were received from Cllrs Lee, Dixon & Liddell</i></p> <p><i>It was resolved to note all apologies and approve all reasons for absence.</i></p>
19.P19.2	<p>Public Participation Session <i>No members of the public attended</i></p>
19.P19.3	<p>To receive Parish Councillors' declarations of interest <i>No declarations of interest were received</i></p>
19.P19.4	<p>Correspondence To discuss correspondence received and consider any necessary action <i>No correspondence had been received</i></p>
19.P19.5	<p>To :</p> <ul style="list-style-type: none"> a) accept the minutes of the 18th Planning Committee meeting of Stainland and District Parish Council held on Tuesday 12th November 2019. b) for the Chair to sign & date the previous minutes <p><i>It was resolved to accept the minutes and they were signed by the Chair.</i></p>
19.P19.6	<p>To discuss the following Planning Applications:</p> <ul style="list-style-type: none"> • 19/01152/COU Change of use of land to north to facilitate new vehicular access and parking area - Rob Royd Farm, Beestonley Lane, Stainland , HX4 9PS <p><i>It was resolved to make the following comment:</i> <i>The Parish Council maintains its previous objection in relation to this application as follows:</i></p> <ul style="list-style-type: none"> • <i>The proposals for new access involve incursion into Green Belt land to the north of the property. Locating the access here would both harm the setting and character of the Listed Building, notwithstanding the proposed screening, and set a potential precedent for future development proposed in the Green Belt.</i> • <i>While the Parish Council acknowledges the desire to maintain the features of the existing entrance on balance it favours the previously approved access arrangements involving modifications to the existing entrance which would result overall in less impact on the character and setting of the Listed Building and the Green Belt.</i> • <i>The Parish Council also have concerns regarding the highway implications of the proposed access location on Beestonley Lane and its proximity to the public footpath with its old stone</i>

	<p>steps/style</p> <ul style="list-style-type: none"> • 19/20151/TPO Fell four trees (Tree Preservation Order) - 3 Gosport Close, Out-lane HD3 3FP <p>It was resolved to make the following comment: <i>The arboriculture report does not provide any evidence that the trees are in poor health or causing damage to the property and there is no evidence that the recommendations made in the report have been implemented.</i> <i>On this basis the Parish Council considers that there is no justification for removing the trees.</i></p> <ul style="list-style-type: none"> • 19/01265/FUL Demolition of mink sheds, conversion of existing buildings to form two residential dwellings and construction of stable block with formation of ménage. - Site Adjacent To The Ranch, New Road, Holywell Green, HX4 9DF <p>It was resolved to make the following comment: <i>The Parish Council feels that this extensive site would benefit from the use of native trees and shrubs for screening and hedging purposes as opposed to non-native / evergreen species. The ménage in particular needs careful screening from the adjacent public footpath, the surrounding countryside and from distant views.</i> <i>Native species used as screening would help to lessen the overall impact on the green belt and provide additional habitat within the wildlife corridor.</i></p> <p>Action: the clerk to lodge the comments as soon as possible.</p>
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Meeting closed at 8.30pm