

Toseland Parish Council Meeting, Thursday 22 August 2024, 7.30pm, St Michael's Church Toseland. All Welcome.

Acting clerk: Sarah Keys sarahkeys123@btinternet.com

MINUTES

Present:

Councillor Mullan (Chair)
Councillor Reynolds
Councillor Cowles
Acting Clerk: Sarah Keys (minutes)

The Chair opened the meeting. Members of the public were present, and the Chair opened a period of public participation. The Chair stated three members of the village have contacted the Chair with objections to the application. There were no comments from members of the public and the period of public participation was closed.

1. Declarations of interest:

There were no disclosable pecuniary interests in relation to any agenda item.

2. Planning:

2.1 To consider the planning application 24/01452/PMBPA "Conversion of agricultural building to a three-bedroom self-contained dwelling and operational works to include a new roof, timber cladding to the elevations and the insertion of new doors and windows."

TPC noted that this is the same plot of land which has in previous planning applications been described as "Land Adjacent to Church of St Michael, High St, Toseland." HDC have refused ten prior planning applications on this land and two appeals have been dismissed.

TPC noted that the application seeks to rely on class Q – an application to determine whether prior approval is requirement for development under Class Q(a) and (c) of the GDPO. TPC discussed the application and concluded that it does not fulfil the requirements or conditions of Class Q and therefore planning approval would be required.

Key points:


1. Discrepancy in the description of the land. Declared as land to the east of Green Farm, land between 63 and 67 High St, Toseland. Whereas previous applications have been described as "Land Adjacent to Church of St Michael, High St, Toseland. The proposed dwelling would not be between 63 and 67 High Street, but further north in the plot. TPC questioned whether appropriate notices have been provided to neighbouring landowners.
2. The visual structural inspection cites that the land is not part of an agricultural unit nor was it prior to 24 July 2023.
3. There is no evidence of poultry or ongoing agricultural business of any kind, nor has there been for many years. A public footpath runs through the site, and it is visibly unkept. The land has not been used as an agricultural unit during the reference period. There are various TPOs on the land.
4. Access via Church Walk is unsuitable and may require permission from Historic England. Reference to be made to LP34 Heritage Assets and their Settings.
5. Is the barn in a sufficiently robust to qualify as a conversion rather than a rebuild. There is no existing hard standing or foundations to the barn.
6. Flood risk posed by existing water courses and standing water during heavy rain. Adds to existing high flood risk on High St.
7. A new dwelling that distance from the road will require significant infrastructure - water pipes, electricity etc - will cause damage to Church Walk. No roadway exists to the barn.
8. Unsustainable development in a small village with no paths, pavements, cycleways, contrary to National Planning Framework. In open countryside on Grade 2 agricultural land. Richly inhabited - bats, barn owls, TPOs, protected species.

TPC voted unanimously to object by a show of hands.

3. Items for the next meeting:

- Consultation on bus services.

4. Date of next Scheduled Parish Council meeting 730pm 10 September 2024; Scheduled November Parish Council Meeting, date tba.

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