

**CHART SUTTON PARISH COUNCIL - MINUTES OF THE PLANNING COMMITTEE MEETING
HELD AT 7.30PM ON MONDAY 14TH OCTOBER 2024 AT CHART SUTTON VILLAGE HALL**

PRESENT :- Cllr S. Waring (Chair), Cllrs V. Underdown, J. Killick, P. Ward, R. Sagrott, W. Gatward
Mrs L Windless, Parish Clerk

1. **APOLOGIES**
No apologies were received.
2. **FILMING OF MEETINGS**
There were no requests to film the meeting.
3. **COUNCILLOR DECLARATIONS**
No interests were declared.
4. **REQUESTS FOR DISPENSATION**
There were no requests for dispensation.
5. **MINUTES OF MEETING HELD ON 16TH SEPTEMBER 2024**
Cllrs proposed, seconded and resolved “**that the draft Minutes be approved as a correct Record**”. This was **Agreed** and the Chairman was authorised to sign off the official copy.
6. **PLANNING APPLICATIONS**
The following applications were considered and recommendations made:
 - 6.1 **PLOT 4, PEACOCK FARM, CHART HILL ROAD (WEST) ME17 3EX – 24/503500**
Retrospective application for stationing of additional 2 mobile homes, erection of 1 dayroom and retention of existing dayroom.
Council recommendation :
The Parish Council wish to see the application refused for the following planning reasons. If MBC are minded to approve it we wish to see the application reported to MBC planning committee for decision.
 - The Government’s Planning Policy for Traveller Sites states that new gypsy and traveller development in the open countryside should be strictly limited and local planning authorities should ensure that sites in rural areas respect the scale of, and do not dominate, the nearest settled community. When considered with existing adjacent plots, this proposal would dominate the nearest settled community.
 - The proposal is contrary to policies in the MBC Local Plan. In particular, policy SP17 states that development proposals in the open countryside should not be permitted unless they accord with other policies in the plan and will not result in harm to the character and appearance of the area. The site is located in the open countryside and the siting of two additional mobile homes, erection of a dayroom and retention of an existing dayroom will result in harm to both the character and appearance of the open countryside
 - When considered with existing adjacent plots, the proposal represents over development, both in terms of the number of structures proposed and the number of people to be housed
 - 6.2 **COPSE END, CHART ROAD ME17 3RB – 24/503872**
Section 73 - Application for Minor Material Amendment to approved plans condition 10 (To enable an open swimming pool to be constructed in the rear garden of the house) pursuant to 22/504727/FULL for - Demolition of existing dwelling and garage and erection of a replacement dwelling and garage (revised scheme to 20/501757/FULL)
Council recommendations :
No objection / comment

6.3 LAND AT 2 CHART VIEW, CHART HILL ROAD ME17 3EX – 24/504074

Change of use of land and replacement of existing timber builders store with single static unit for gypsy and traveller use with space for tourer.

Council recommendation :

The Parish Council wish to see the application refused for the following planning reasons. If MBC are minded to approve it we wish to see the application reported to MBC planning committee for decision

- The Government's Planning Policy for Traveller Sites states that new gypsy and traveller development in the open countryside should be strictly limited and local planning authorities should ensure that sites in rural areas respect the scale of, and do not dominate, the nearest settled community. When considered with existing adjacent plots, this proposal would dominate the nearest settled community.
- The proposal is contrary to policies in the MBC Local Plan. In particular, policy SP17 states that development proposals in the open countryside should not be permitted unless they accord with other policies in the plan and will not result in harm to the character and appearance of the area. The site is located in the open countryside and the proposed change of use and siting of a static unit will result in harm to both the character and appearance of the open countryside
- When considered with existing adjacent plots, the proposal represents over development

7. REPORTED DECISIONS

There were no MBC planning decisions to report.

It was noted that the appeal against the enforcement notice relating to Hawthorn Lodge, Chart Hill Road would be heard on 31st October.

There being no further planning matters to be discussed the meeting closed at 7.40pm.