

Wednesday 16th March 2018 at Old Newton Village Hall commencing at 7.30pm

Present: Cllrs J Miller (Chair), T Arnold, M Reeve, R Lawson, J Harbidge,
K Price (Clerk) and 1 member of the public.

1. **Chairman's welcome to the meeting and to receive any apologies for absence.** Apologies received from Cllr Baker, Cllr Goudy, Cllr Clements and District Cllr Wilshaw.
2. **Dispensations:**
 - a) To consider any requests for dispensations – None received
 - b) To note existing dispensations. The standing dispensation for Cllr Clements in respect of the proposed development land between Silver Street and Finningham Road and Cllr Reeve in respect of the proposed development of the Greenacres Site.
3. **To receive any declarations of personal / prejudicial interest.** None received.
4. **MSDC Planning Applications Received**
 - **Re-consultation on 1866/17 – Outline planning application with Access, Landscaping and Layout to be considered for the erection of up to 56 dwellings with vehicular access from Finningham Road, Old Newton. Appearance and Scale to be the subject of a Reserved Matters application.**

Cllrs felt that the setting of this farmhouse and the moats is the most important aspect of this particular piece of land. This was strongly felt previously and Cllrs still felt that it should be preserved. Member of the public did speak to the parish council regarding the application and the status of the Moat being now designated as a Scheduled Ancient Monument.

This site is not the parish council preferred site for housing development within the village area and sufficient houses to meet the villages needs could be constructed on more appropriate and available sites.

The application of 56 houses is still significantly in excess of our housing needs survey. The suggested changes to the application are appreciated by the Parish Council but the planned movement of houses on the site towards the Silver Street end of the land has increased the density per useable area and will not address the fear that Silver Street will be used for parking by residents who will live adjacent to that road. This will cause potential obstruction of an already narrow lane and highways safety risks.

The latest period of wet weather has highlighted the current water drainage problems in the Silver Street / Station Road area and this housing development can only worsen that drainage problem.

Increased traffic movements on the B1113 because of the proposed development site causes concern and the current infrastructure, including the small size of the village school is insufficient to deal with a development of this magnitude and there will therefore be a need for substantial upgrade of infrastructure facilities were this application to be granted.

In addition to Rookyard Farmhouse being a Grade II listed building the moats associated with Rookyard Farmhouse have been listed by the Secretary of State as a Scheduled Ancient Monument. Paragraph 132 of the National Planning Policy Framework now applies. It is felt that significant harm to the heritage asset would be caused by this development within its setting. Paragraph 132 of the National Planning Policy Framework states that the grant of a development which could cause such harm should be wholly exceptional.

The parish council feel that the beneficial impact of this development is out-weighted by the harm to the setting of a Scheduled Ancient Monument when consideration is given that the housing can be constructed on a more appropriate site within the village. In addition, SCC - Archeological Service letter from Rachael Abraham regarding this development advises that no development should take place within the area indicated (the whole site) until the implementation of a programme of archaeological work has been secured. Cllrs feel that until this has been submitted for approval development should not be permitted by MSDC. It is also disappointing that there is nothing available from Heritage England with regard to this planning application.

It was felt that there is insufficient evidence that the new housing development will do no harm to this setting. It was proposed and seconded that the Parish Council object to this application using the outlined points. There was one abstention, all other Cllrs voted in favour of the proposal. Application objected by the Parish Council at the March monthly meeting and the wording was approved and agreed for submission to MSDC Planning Portal.

- **DC/18/00935 - Application for Listed Building Consent – Alter existing kitchen, pantry and scullery area by moving an internal wall between the kitchen and scullery to enlarge the kitchen area. Erection of new wall in block and plaster which will be built approx. 2m further back at Old Newton Hall, Sandford Road, Old Newton**

Councillors felt this application would be subject to strict heritage planning rules as it is a listed building. Councillors also felt the works were in keeping with the character of the property and were assisting to restore many of the original features. Councillors could not see any reason for refusing this application. The clerk confirmed that the Parish Council had not received any parishioner comments regarding this application and the application was proposed and seconded to approve and all Councillors present voted unanimously to support. Clerk to respond to MSDC Planning.

5. **Councillors Matters to be brought to the attention of the Council** – Nothing additional raised.
6. **Public Forum** – No additional comments made.
7. **Additional Matters for inclusion on the agenda for the April 2018 meeting.** Nothing additional raised.
8. **Date of the next Parish Council meeting** – Wednesday 4th April 2018. The Annual Parish Meeting is scheduled for Wednesday 25th April at 7.30pm. Clerk to invite all village groups and organisations to provide a report for the meeting. Clerk to provide light refreshments for the Annual Parish Meeting.

Meeting closed at 20.38hrs