



**Stainland and District Parish Council  
21st Planning Committee Meeting  
DRAFT Minutes**

**Thursday 12<sup>th</sup> March 2020 at 7.00pm at Stainland  
Library**

**Present:**

**Cllr Mullany (Chair & Minute Taker), Cllr Fieldhouse, Cllr Dixon & Cllr Foster.**

	Item
19.P21.1	<p><b>Apologies and Reasons for Absence and Lateness</b>  <b>To receive apologies and approve any reasons for absence presented to the Council</b>  <i>Apologies were received from Cllr Liddell.</i>  <b>It was resolved</b> to note all apologies and approve all reasons for absence.</p>
19.P21.2	<p><b>Public Participation Session</b>  <i>No members of the public attended</i></p>
19.P21.3	<p><b>To receive Parish Councillors' declarations of interest</b>  <i>No declarations of interest were received</i></p>
19.P21.4	<p><b>Correspondence</b>  <b>To discuss correspondence received and consider any necessary action</b>  <i>No correspondence had been received</i></p>
19.P21.5	<p><b>To :</b>  a) <b>accept the minutes of the 20th Planning Committee meeting of Stainland and District Parish Council held on Thursday 13<sup>th</sup> February 2020.</b>  b) <b>for the Chair to sign &amp; date the previous minutes</b>  <b>It was resolved</b> to accept the minutes and they were signed by the Chair.</p>
19.P21.6	<p><b>To discuss the following Planning Applications:</b></p> <ul style="list-style-type: none"> <li>• <b>20/00159/HSE Two storey rear extension - 40 Gosport Close, Outlane HD3 3FP</b>  <b>It was resolved</b> to submit the following comment:  <i>Having considered the scale and design of the proposed development, its potential impact on the setting of the listed cottages at Daisy Lea and on general residential amenity in the surrounding area, the Parish Council has no objections. Regarding the requirement for a bat survey, notwithstanding the evidence provided by the applicant, we would request that confirmation be sought from Council ecologist/countryside officer that no survey is required.</i></li> <li>• <b>20/0122/FUL Timber stable block (Revised Scheme to 19/00931) - Stubbing Farm, Stubbing Lane, Greetland, HX4</b>  <b>It was resolved</b> to submit the following comment:  <i>The Parish Council notes that an application for a similar but larger stable block in the same location was refused in November 2019 due to its impact on the openness of the Green Belt, its isolated siting in the landscape away from the farm buildings, and the lack of very special</i></li> </ul>

	<p>circumstances to justify a recreational facility of the scale proposed. While the revised proposals reduce the scale of the building to a three block stable rather than a four block, the size of the building remains significant and the isolated location of the building in the landscape remains the same.</p> <p>As such the Parish Council's view is that the current proposals would continue to be considered contrary to policy GNE1 of the RCUDP and to the NPPF as were those in the application previously refused. The Parish Council notes the proposed site is adjacent to TPO'd Stubbing Wood and requests that appropriate protection measures be implemented should the development be approved.</p> <p><b>Action:</b> Cllr Mullany to log the comments on the planning portal as soon as possible or request the clerk to do it.</p>
19.P21.7	<p><b>Review of CMBC decisions on applications recently considered/commented on by the Planning Committee</b></p> <p>A review of selected CMBC decisions was undertaken, where appropriate drawing on planning officer reports and decision notices/condition lists in order to gain greater understanding of decisions, monitor outcomes against Council consultation submissions and inform future debate on local planning issues.</p> <p>These decisions included:  19/01492/FUL New Bailey Farm; - withdrawn 04/03/2020; 19/01501/HSE Pether Hill – permitted 25/02/2020; 19/01156/FUL Jagger Green Hall – permitted 14/03/2020; 19/01265/FUL Site adjacent to the Ranch, Jagger Green – permitted 28/02/2020.</p> <p>The discussion also highlighted the potential for monitoring implementation of conditions attached to approved development and other enforcement issues.</p>
19.P21.8	<p><b>Discussion of future approach and priorities in considering planning applications, including any implications for Committee Terms of Reference</b></p> <p>The future role and priorities of the Committee and its delegated powers were discussed as part of a governance review in which all Council committees were engaged.</p> <p><b>It was resolved</b> that the delegated authority of the Committee to respond directly to applications via development control consultation process be maintained. The committee supported the proposal that the Chair or Vice Chair select planning applications for discussion at Planning Committee meetings. Cllr Mullany to check whether the Chair is authorised to take such decisions independently.</p> <p>It was agreed that any application which would impact on the Parish or its residents could be considered by the Committee, including those not located within the Parish. The current development at West Vale was cited as an example.</p> <p>The committee supported the proposal that comments on area or district plans or other plans concerned with planning policy be subject to approval of the Full Council. Cllr Mullany to seek clarification from Cllr Liddell on the need for Finance &amp; Staffing Committee approval and the distinction made in terms of delegated powers between development control and planning</p>
	<p><b>Next meeting</b>  Thursday 4<sup>th</sup> April 2020 at 7.00pm at Stainland Library</p>

Meeting closed at 8.30pm