

1373/March/2020

**MINUTES OF THE EXTRA-ORDINARY MEETING OF ST MARY IN THE MARSH
PARISH COUNCIL held on WEDNESDAY 18th MARCH, 2020, AT THE VILLAGE
HALL,
JEFFERSTONE LANE, ST MARYS BAY, at 7pm.**

PRESENT: Cllr. G. Allison, Chairman
Cllr. T. Wilson, Vice-Chairman
Cllr. T. Cooper
Cllr. P. Millen
Cllr. R. Tillson
Cllr. M. Wilson
Clerk to the Parish Council,

APOLOGIES:
Cllr. G. Comber

PLANNING APPLICATIONS:
Y19/1374/FH

Section 73 application for variation of condition 2 of Y07/1566/SH.

Conditions removal: The 4 storey houses are far too big and have very little outside space. The Estate agent advised the units as existing will be difficult to sell and there is desire for flats in the area. The condition needs to reflect the new drawing numbers:

Proposed by Cllr. Tillson, seconded by Cllr. Cooper, voting unanimous that objection be raised on the following grounds:-

1. The site is a 3a flood area where multi-storey buildings are not normally granted planning permission.
2. The site is not a designated site for flats and there are no current local planning authority or parish neighbourhood plan policies to support flats in the area.
3. Living accommodation is not permitted on the ground floor in a designated flood zone.
4. There is no evidence that flats are required in an area where 50% of the population is over 60 years of age.
5. Current planning approval was granted with the capacity of 2 cars per property. This application is suggesting a property has 8 cars and consequently there is insufficient parking to meet the needs of increased properties.
6. The access and egress onto the A259 is inadequate for additional movements to the proposed development.
7. The services and amenities at St. Mary's Bay are not adequate to support a large increase in population. Any major change, such as being proposed, in this council's judgement, should be subject to a new planning application and provide a new Traffic Management Plan with a revised Section 106 Agreement that can provide for additional services that will be required to meet an increased population, vehicle movements, services and amenities.
8. There is a current condition that requires a coastal park to be operational on the site before the first house on the development can be sold. There is no evidence of a coastal park being developed and consequently the developer should not be trying to sell any property until this is operational.

1374/March/2020

Y19/1270/FH

Retrospective change of use of land from agricultural to residential garden for use as orchard and erection of barn, gated access from highway and hardstanding.

Chairman of the council declared neighbour interest in the item and left the table. The item was chaired by vice-chairman Cllr. Terry Wilson.

Proposed by Cllr. Cooper, seconded by Cllr. Terry Wilson, voting unanimous that objection be raised on the following grounds:

1. The retrospective application is in violation of Policies BE1, BE8 and SD1.
2. The constructions are incongruous, not in keeping with other properties in the area and over intensive development of the site.
3. There is no supporting evidence that an agriculture business is operated at the site and there are no fruit trees yielding fruit on the premises.
4. There is no evidence that agricultural machinery is required at the premises.
5. The constructions are not even consistent with the alternative approach of applying for a Certificate of Lawful Development.

Councillor Report:

Cllr. Terry Wilson proposed that during the current Covid19 situation, any matter requiring action should be communicated via email with the clerk and chairman being given delegated powers to respond accordingly on Council's behalf. Seconded by Cllr. Cooper, Voting: Unanimous.

Meeting closed at 7.50pm

Signed:..... Date:.....