**MINUTES OF THE SPECIAL PARISH COUNCIL MEETING HELD AT WILMCOTE VILLAGE HALL ON WEDNESDAY 17TH FEBRUARY 2016. NO. 81.**

**1.** **Present**: Cllr. Ray, Chairman, Cllr. Lowis, Cllr. McMillan, Cllr. Stewart, Cllr. Shilvock and eleven members of the public.

**2.** **Apologies**: There were no apologies

**3. Written requests for Disclosable Pecuniary Interests where that interest is not already in the register of members’ interests.**

No requests were received.

**4. The following planning application was considered:**

*Application No. 15/00361/OUT Arden View, The Orchard,*

*Wilmcote*: Outline application (all matters reserved except for

access) for the erection of up to 4 residential dwellings and

associated work including demolition of part of single storey

garage forming part of Arden View (no.2 The Orchard).

Four members of the public and the applicant had indicated their wish to speak and Cllr. Ray advised that, as defined in our Standing Orders, each person would be entitled to speak once only for three minutes.

Mr. Whitfield apologised for a second discussion having to take place, this being due to Stratford District Council using an out of date definition of what constitutes limited infilling and, for administrative reasons, the only thing he could do was withdraw his initial application and re-submit it.

Details of two sites he and his agent consider to be similar to his application had been provided and both had been approved at appeal.

` He gave a brief resume of the application and requested that the revised information about limited infilling be taken into account.

At this point Cllr. Ray expressed his disapproval to Mr. Whitfield of the paragraph in the Addendum referring to a statement he reportedly made which was false.

Mr. Griffiths, Mr. Simmons, Mrs. Simmons and Mr. Perry spoke individually raising their objections to the application based on similar concerns: considered to be back garden development not limited infill, impact on the character of the area around Mary Arden’s House, the site is not surrounded on all sides by built form, inappropriate development in the Green Belt, extra wheelie bins on the pavement plus increase in volume of traffic entering and exiting the site. Mr. Perry also raised concerns about existing drainage issues both on the site and in Station Road and is concerned that additional properties will cause further problems.

Each Councillor in turn put forward their comments and various concerns were expressed including whether this could be classed as limited infill or is it backland development, inappropriate development in the Green Belt, possible impact on Mary Arden’s House, does not conform to the Neighbourhood Plan which is in the late stages of development and therefore carries some material weight.

Cllr. Ray proposed the following, seconded by Cllr. Stewart:

1. The proposal does not meet the SDC guidance on limited infill.
2. The proposal does adversely affect the openness and character of the area.
3. The proposal would amount to inappropriate development in the Green Belt as there are no balancing special circumstances.
4. When assessed against the Framework taken as a whole, the harm to the settlement pattern and its landscape character would significantly and demonstrably outweigh the limited benefits. The proposal would not achieve sustainable development so the presumption in favour of it does not apply.
5. The site constitutes a backland site, the development of which would result in demonstrable harm to the settlement pattern of the area and its open landscape character. As such it would conflict with the environmental dimension of sustainable development.

The majority vote, taken with a show of hands, was to recommend refusal the application. Cllrs. Shilvock, Stewart and Ray.

Cllrs. McMillan and Lowis were in favour of granting the application

Councillors were asked to provide details of their other concerns so that they can be forwarded to our Consultant and, where relevant, included in a final report for submission to the District Council.

**5. Neighbourhood Plan update:**

Cllr. Ray reported that the Neighbourhood Plan will be ready to go into the formal consultation exercise by the end of February and a list of the organisations to be consulted has been provided by SDC. All Councillors agreed that the draft NP be submitted for the formal consultation.

There was no further business to discuss and the Chairman closed the meeting at 8.50 p.m.