**MINUTES OF THE SPECIAL PARISH COUNCIL MEETING HELD AT WILMCOTE VILLAGE HALL ON WEDNESDAY 19th JUNE 2017.**

**1.** **Present**: Cllr. Ray, Chairman, Cllr. McMillan, Cllr. Stewart, Cllr Lowis, Cllr Fraser, Cllr. Massey, and eight 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. Consideration of the following Planning Applications:**

***Application No. 17/01267/OUT*** 1 The Orchard, Wilmcote: Outline application with all matters reserved except for access for the erection of up to 4 residential dwellings and associated works including demolition of part of single-storey garage forming part of Arden View (no.2 The Orchard).

Mr. Whitfield, the applicant, was afforded three minutes to provide details of his proposal. Mr. Griffiths, Mr. Simmons, Mrs. Simmons and Mr. Perry spoke individually raising their objections to the application in line with the concerns they all expressed to the previous application, No. 15/00361/OUT, which was refused by the District Council. They were all generally of the opinion that this current application had only minor changes and should be refused for the same reasons as before.

 Cllr. Ray reported that he had read all the responses on the District Council website referring in particular to the one from CPRE and one from Warwick Roberts, both recommending refusal. The application Design and Access statement states ' This gives the new dwellings a garden that has an open countryside relationship' which acknowledges this is a countryside aspect. The inspectors Appeal Decision for 165 Aston Cantlow Road Wilmcote states where commenting on the issue of Openness 'In that the proposal would result in built development where there is none at the present, the scheme would impact on openness, in that it would be reduced'. Cllr. Ray’s opinion is that this proposal for The Orchards would similarly impact the openness of the countryside.

 Cllr. Ray then invited members of the Council to comment individually. All recommended that the application be refused for reasons such as inappropriate access for additional vehicle movements, not limited infill

 but backland development, inappropriate development in the Green Belt.

 In view of the above, Cllr. Ray proposed that we should submit the report provided by our Consultant for our response to the District Council. This proposal was seconded by Cllr. Stewart and agreed by all members.

 The above named members of the public left the meeting.

***Application No. 17/01156/VARY*** Dunroaming Stable, Gospel Oak Lane, Pathlow: Vary Condition 1 of planning permission 13/02697/VARY to allow a permanent change of use or further temporary period for the change of use of the land for the stationing of caravans for residential purposes for 1 no. Gypsy pitch and ancillary works including septic tank and hardstanding.

Mr. & Mrs. Fury were welcomed and Cllr. Ray invited them to put forward their case for obtaining either permanent or further temporary permission to stay on the land in Gospel Oak Lane.

 Cllr. Ray proposed that the following response be made to the District Council:

 This site is in the green belt and the restrictions set out in the NPPF and SDC Core Strategy apply. The NPPF paragraph 88 does allow for ‘very special circumstances’ to be taken into account when considering a planning application.     In this particular case the best interests of the children currently occupying the site is considered special circumstances and Wilmcote Parish Council recommends that permanent change of use be granted for this application providing the following conditions are imposed:

 1.  Permanent planning permission is granted to Mr Hughie and Mrs Melissa Fury only.

 2.  No further pitches are to be made available on the site.

 3.  At no time can the site be further developed i.e for a house.

 4. Within one month of Mr Hughie and Mrs Melissa Fury vacating the site the permanent planning permission granted shall cease and the site returned to green belt.  All caravans, structures, materials and equipment must be removed and the land restored to its condition before the development took place.

 5.  On death of Mr Hughie and Mrs Melissa Fury the condition 4 will apply.

 The proposal was seconded by Cllr. Fraser and all members were in agreement.

 Mr. & Mrs. Fury were happy with the above recommendation and thanked the Councillors before leaving the meeting.

***Application No. 17/01317/FUL*** Woodcot Mobile Home Park, Aston Cantlow Road, Wilmcote: Full application for use of land for siting of 2 additional caravans for residential purposes in addition to the 50 caravans existing. (52 in total).

After consideration Cllr. Ray proposed the following response and this was seconded by Cllr. McMillan and agreed by all members:

 The Parish Council recommends that this application be refused.

 No special circumstances have been provided for granting permission to increase the number of caravans from 50 to 52 on this site which already has several vacant plots.

***Application No. 17/01435/FUL*** Turnlea, 13 Old School Lane, Wilmcote: Replacement dormer bungalow together with one additional dwelling.

After some discussion Cllr. Ray proposed that the Parish Council response should be to refuse the application as it stands because of the height of a two storey property being out of character with the other properties in Old School Lane. However, the Parish Council would not object to two bungalows on this site.

Cllr. McMillan seconded the proposal and all members were in agreement.

 ***Application No. 17/01449/FUL***Loughrigg, Hardwick Rise, Pathlow:

 Proposed porch and side extension.

 The application was considered and it was agreed that the Parish Council

 had no objections to the porch and side extension. Proposed by Cllr. Ray,

 seconded by Cllr. Stewart.

 The following application consultation was received after the agenda was

 circulated:

 ***Application No. 17/01528/VARY***Hill House, Birmingham Road,

 Pathlow: Variation of condition 2 of planning permission 16/01080/FUL.

The application was discussed and no objections were raised. Cllr. Ray proposed that a response of ‘No Objection’ be sent to the District Council, seconded by Cllr. Massey and agreed by all members.

There was no further business to discuss and the Chairman closed the meeting at 8.45 p.m.