

**MINUTES OF AN EXTRAORDINARY MEETING OF SOUTH STOKE PARISH COUNCIL
South Stoke Village Hall 20:00 Monday 31 July 2017**

Members Present:

Chairman Roy McMillan (RM)
Vice Chairman Bryan Urbick (BU)
Members Mick Walsh (MW)
Andrew Scrivener (AS)

Officers Present:

Clerk Colin Ratcliff (CR)

Public and Press:

Mick and Janet Connors, Jean and Marshall Davies,
Mike and Elaine Hargreaves

17/589 Apologies for absence
Gareth Dean

17/590 Declaration of Interests
None

17/591 Public Forum
Included in item below

17/592 Planning Applications: P16/S3861/FUL Fifield Cottage Ferry Road South Stoke RG8 0JL. Demolition of existing dwelling and garage and construct replacement dwelling and garage (as amended and amplified by Bat Survey Report received 16th May 2017 and Location Site & Elevation Plans received 19th May 2017 and plans and information received 12th July 2017).

AS stated the SSPC's response had made robust comments regarding the inability to determine impact and that the application was un-neighbourly. He summarised the previous objections.

The key change to design is that the balcony has been removed and some doors changed to windows; there is now some information on ridge heights. AS contacted the agent who stated the existing ridge height is 6.2m so it would therefore be 1.2m higher. The agent assumed landscaping would follow determination but he would take representations from SSPC on landscaping and traffic management prior to submission of condition removal. Janet Connors handed out a written copy of their submission to SODC. In summary they objected on the grounds of overshadowing, invasion of privacy and an un-neighbourly back-land development.

Mike Hargreaves supported the Connors' comments, stating the application was against policies H4 and H12 and not an appropriate site for the size of the proposed development and its effect on the AONB.

Marshall Davies stated he had objected to SODC on governance regarding the due process of the application, he had asked for a related disclosure under the Freedom of Information Act.

A long discussion took place on the merits of the application. BU thought it overdevelopment and un-neighbourly without conditions on screening and construction management, He suggested flagging the FOI application. AS expressed concern that the application would be approved no matter what the PC said and he wondered if the response should also focus on requested conditions. He didn't believe policy H12 applied as that refers to development outside the village envelope.

A further discussion took place on the process that had been applied by SODC in this application.

Resolved: That SSPC respond that they consider the application should be **refused** and that a letter be sent to the Acting CEO of SODC raising concerns over the process.

The Chairman declared the meeting closed at 21:35.

Abbreviations:

AONB	Area of Outstanding Natural Beauty
FOI	Freedom of Information Act
SODC	South Oxfordshire District Council
SSPC	South Stoke Parish Council