

EPWELL PARISH COUNCIL
MINUTES OF AN EXTRAORDINARY PARISH COUNCIL MEETING
HELD ON WEDNESDAY 27th July 2022 @8pm
IN EPWELL VILLAGE HALL

Councillors Present

Gavin Lloyd Thomas (chair), Nicola Rudge, Paul Neal, Norman White and Matthew Platt.

A large number of residents

22/60. To receive apologies for absence:

Cllr George Reynolds (illness), Christine Coles (Parish Clerk)

22/61. To receive Declarations of Interest under the Council's Code of Conduct relating to business on the agenda:

None

22/62. Public participation session:

Mr Stephen Rutledge and Mr Christian Hook as immediate neighbours to the proposed site outlined their reasoning for objecting to the application.

Mrs Shelia Hoy asked: "did the Parish Council receive a listed planning application for this site last year? *The Chairman will respond in writing to the question.*

22/63. To discuss the following planning applications.

21/02019/F, Erection of new 4 bedroom infill dwelling in village using existing vehicular access (revised submission following withdrawal of 20/03588/F) at Land access of, Back Lane

Response:

Epwell Parish Council would like to Comment on this application.

The majority of the council, 3 votes to 2, agree that the site is infill and appropriate for development

However all members of the parish council unanimously object to the revised application. All council members have concerns over the size, massing and position of the proposed dwelling.

The council finds the revised plan are not significantly different from the original proposal and that the same concerns over local amenity, overshadowing, loss of light and loss of privacy still exist.

Bay Tree House (to the east) and Hovefield (to the west) would be adversely affected by the proposed plans.

The Epwell Community plan 2014 identified some support for the building of 4 bed homes but a much larger percentage of residents support the building of 3 bedroom homes and homes suitable for first time buyers. The proposal does not meet these criteria.

22/01335/LB, Remedial works following flood in 2021. The works will involve stripping the modern floor coverings above concrete slab and replacing with new, removal and replacement of skirting and architrave and plaster repairs to lower walls in dining room, kitchen and hallway. Redecoration on completion at Yarn Hill Cottage, Bird Lane.

Response: SUPPORT

22/01693/F and 22/01696/LB. insertion of a dormer window to roof of existing lean to extension to rear of listed farm house at Rectory Farmhouse, Back Lane.

Response: SUPPORT