

**Minutes of the Stanford in the Vale Parish Council Planning Sub-Committee  
of 29 July, 2015 at Stanford in the Vale Village Hall**

**Present:** Cllr. Lewis (Chair), Cllr. Bailey, Cllr. Gill, Cllr. Isaacs, Cllr. Jackson, Cllr. Warren  
1 Parishioner

**P1/07/15 To receive apologies and reasons (if offered)**  
Cllr. Williams-Cuss (business)

**P2/07/15 To receive declarations of Interest from Councillors on any agenda item**  
Cllr. Bailey – Item 4 – Planning P15/V1546/FUL – member of AGSR

**P3/07/15 Questions/Comments from Parishioners**  
There were no questions/comments from parishioners

**P4/07/15 Planning**  
P15/V1567/HH – Brooks House, Sheards Lane – Extension

ON THE RESOLUTION OF Cllr. ISAACS

SECONDED BY Cllr. Warren

IT WAS RESOLVED that the application be fully supported as it was in keeping with the design of neighbouring properties.

P15/V1546/FUL – Variation of P13/V0146/FUL (resubmission of P12/V2075/FUL) - Variation of condition 2 of planning permission P13/V0146/FUL

ON THE RESOLUTION OF Cllr. ISAACS

SECONDED BY Cllr. JACKSON

IT WAS RESOLVED that there were the following objections to the application:

**Parking** - original scheme did not meet OCC guidelines, this amendment will further exacerbate the situation. It is apparent that, with only limited occupation at present, parking is going to be a considerable issue within the development.

**Housing Mix** - The Parish Council's local housing needs survey - identifies greater need for 2 bedroom dwellings (appropriately priced), which will not be delivered by the proposed variation. There is a district-wide shortage of 2 bed homes, and whilst the original scheme went some way to address this, reducing the number of 2 bed dwellings does not seem to be in the interests of the wider Vale needs.

**Public Inquiry** - The existing plans, specifically concerning these dwellings were presented as a last minute amendment and approved by the Planning Inspector during the Public Inquiry. Whilst these amendments were disingenuous (being only the removal of an interior wall), the applicant might consider a better redesign to deliver a more appropriately designed two bedroom dwelling.

**Public Funds** - However, if the LPA is minded to approve the variation, then we respectfully remind the LPA of the need to ensure that all S106 contributions (County, District & Local) are uplifted accordingly to reflect the increased demand on public services that will arise from the increased population.

**P5/07/15**

**Co-Option of Councillors**

Four applications had been received from:

Tina Burns, Graham Fletcher, Roger Griffin, Nona Lewis

The merits of the various applicants were discussed, and there was discussion as to why we could not co-opt all four. Chairman explained that there were only 3 vacancies available to fill, and that whilst it was possible to apply to VWHDC to increase this, their recent response suggested that it could only be done at certain times of the year and would take some time. Chairman stated that all 4 candidates appeared to be of good standing and met the criteria required for co-option.

ON THE RESOLUTION OF Cllr. LEWIS

SECONDED BY Cllr. WARREN

IT WAS RESOLVED that all four be nominated for Co-Option

Cllrs were then given three votes, 1 for each candidate of their choice.

Tina Burns & Graham Fletcher were co-opted with 6 votes each

Roger Griffin & Nona Lewis received 3 votes each leaving both without an absolute majority, as required.

ON THE RESOLUTION OF Cllr. ISAACS

SECONDED BY Cllr. JACKSON

IT WAS RESOLVED (5 for, 1 against) that in light of the hung vote, the final candidate for co-option would be determined as the first item of business at the next meeting.

**P6/07/15**

**Correspondence**

Chairman opened discussion regarding the letter recently received from the joint chairs of the NPSC, and his reply to them. A number of points were highlighted to Councillors and Councillors were reminded that this all relates to the Heads of Terms, which had numerous issues. These have been the subject of ongoing discussions between OCC, our solicitor & Cllr. Isaacs. A revised draft lease was issued to the Environment Committee recently, but this is still subject to further revisions. Cllr Isaacs & our solicitor, had met with OCC's solicitor and representatives in order to try and reach consensus on what we believe to be the remaining issues. Cllr. Isaacs stated that a further draft lease is expected from this meeting in due course, and will be circulated, initially to the Environment Committee, and then to full Council ahead of any discussions. Cllr. Gill asked whether a copy of the plan referred to in his letter could be provided, given that the Heads of Terms were available on the website. Chairman replied that the plans made available online were those supplied with the Heads of Terms – he acknowledged that the plan did not show a hatched area as referred to in the Heads of Terms, and that this was one of the matters that had already been brought to OCC's attention. Chairman also stated that it had been assumed from the commencement of discussions that the PC would manage the site as a whole, and that therefore the exact location of the area to be rented from OCC had been considered immaterial, whilst he acknowledges that the opinion shared by the chairs of the NPSC differs from this perspective, there is significant concern that requesting specific amendments to lease as have been suggested would cause the whole process to stall whilst the lease went back through the OCC bureaucracy, with a risk that the entire lease might be withdrawn. There being no other questions or concerns raised, this item was closed.

**P7/07/15**

**Date of next meeting**

Wednesday 2<sup>nd</sup> September, 19:30.