



**Minutes of a meeting of STANFORD IN THE VALE PARISH COUNCIL PLANNING AND FINANCE COMMITTEE
held on Tuesday 23 July 2024 at Stanford in the Vale Village Hall**

Present: Cllr. Lewis (Chair) Cllr. Kent Cllr. Brooks Cllr. Isaacs
0 members of the public

24/07/24 To receive apologies
Cllr. Middleton
Cllr. Dixon

25/07/24 To discuss planning applications:

a) **P24/V1207/HH** - 113 Faringdon Road - demolish porch and build extension

ON THE RESOLUTION OF Cllr Isaacs

SECONDED BY Cllr Brookes

IT WAS RESOLVED that the Parish Council **SUPPORTS** this application. All in favour.

b) **P24/V1152/FUL** - Eastfield Farm Gainfield - demolish farm & erect new dwelling

ON THE RESOLUTION OF Cllr Lewis

SECONDED BY Cllr Kent

IT WAS RESOLVED that the Parish Council **OBJECTS** to the application for the following reasons:

The application is contrary to Core Policy 4 of the Local Plan in that development in the open countryside is not appropriate.

Principle:

Dwellings secured under Class Q Permitted Development Rights cannot be allowed to simply be 'traded' for a new dwelling that would otherwise be wholly unacceptable development in an unsustainable location, contrary to well established open countryside planning policies. Class Q dwellings are to make best use of an EXISTING resource that would otherwise be redundant - this is not the case with the current application.

Design:

The dwelling proposed looks rather like it is trying to be a wooden barn but of the wrong design, scale and height, with far too much glazing and with a very non-barn like footprint and layout. The separate, detached double garage, huge gravel drive area and two rear patio areas, also reinforce the incongruous urban feel of the proposal, along with the very modern, overly large house footprint with inner courtyard and large rear/wrap-around garden, all out of keeping with the rural, countryside location. Also, no Design and Access Statement is provided so it is hard to see how a 'design-led' ethos is followed. The proposed glazing would potentially cause significant impacts on wildlife (e.g. foraging bats as highlighted in the ecology report), natural biodiversity as well as rural views, as well potentially causing light pollution after dark, negatively impacting the open countryside.

Signed.....

Date.....

Energy:

Apparent loss of ground mounted solar panels is unacceptable, these should be retained or at least relocated. More detail is also required on energy efficiency measures proposed, beyond reference to green roofs on the house link and garage. Whilst a Sustainability Construction Checklist has been provided it raises further concerns, including:

- Trees cannot be relied on for shading
- It refers to louvres to prevent overheating during the summer, but these are not apparent in the plans supplied
- Contrary to the assertions made, mineral wool insulation is **not** a high performing insulation material
- Claims heat pump will rely on renewable energy - not substantiated and the application appears to remove the existing ground mounted solar panels which raises further concerns as to how this would be delivered

Landscaping & Biodiversity:

More is required to show satisfying the BNG requirements.

All in favour.