

Melchet Park & Plaitford Parish Council

Minutes of meeting held at Plaitford Village Hall on 7th September 2015

Present

K Curtis (Chairman)
AW Porter

S Bowles
JPA Robson

N Curtis
CS Stacey

47/15 Apologies

No apologies were received.

48/15 *The minutes of the 20th July 2015 meeting were agreed and signed.*

49/15 Interests

No interests were declared.

50/15 Planning Applications

a) Wellow Wood Paddock, Wellow Wood Road – variation of condition 2 of planning application 14/01282 (to allow an additional 2 caravans) - (TVBC ref: 15/01814/VARS)

- i) The Parish Council objects to this application with the following comments.
- ii) The submitted plan does not show the locations of the additional caravans on the site.
- iii) Condition 2 clearly states that “No further caravans, including touring caravans or additional portable buildings, shall be stationed on the site.” This is stated to be in the interests of the countryside location and the character and appearance of the area. Thus any additional caravans will be to the detriment of the area.
- iv) This condition has been flouted since the current application is retrospective.
- v) No justification has been given for the need for two additional caravans.
- vi) The appeal (APP/C1760/C/10/2139039) states that the appellants had signed a Unilateral Undertaking (s.106) which would come into effect should permanent permission be granted. This permission was granted in August 2014 but it is understood that the relevant payment has not yet been made.
- vii) Melchet Park & Plaitford Parish Council fully concurs with Wellow Parish Council in its stated objections to this application.

b) Jays Orchard, Wellow Wood Road - to define the residential area; to replace a 28ft touring caravan with a 28ft static caravan; to erect a new Day Room; all to be timber clad – (TVBC ref: 15/01639)

- i) The Parish Council objects to this application with the following comments.
- ii) The area proposed for the “residential” area seems incredibly large if part of the site is still to be used for agriculture; this part of the proposal would appear to be dependent on the application for a second static caravan on the site being granted. In view of the miscellany of unauthorised items currently on the site any reference to being deprived of a washing line seems somewhat spurious.
- iii) When planning consent for one touring caravan and one static caravan was granted the length of the touring caravan was stated and it was considerably shorter than 28ft. A 28ft caravan is not a conventional touring caravan and it could not be towed by a normal vehicle: it therefore seems improbable that the touring caravan was 28ft long. It is difficult to understand how a gypsy could maintain the nomadic element of his life-style if he has disposed of his touring caravan.

- iv) The existing consent is for one static caravan and one touring caravan and “no further caravans or mobile homes shall be introduced without prior written approval”. This condition has clearly been ignored. If the applicant’s son and wife are now living on the site then this is a second household and this current application is an attempt to increase the number of households by incremental means on a site in the open countryside where development is not permitted and without any attempt to satisfy SET03 or the proposed COM13.
- v) Any increase in the number of households on the site will further increase the detrimental effect on the landscape quality.
- vi) The Day Room and shed, which are already on site, were refused planning consent in 2014 – it difficult to understand what has changed such that consent should now be granted.
- vii) The proposed cladding of the caravans and sheds will do nothing to reduce the incongruous appearance of the miscellany of structures on the site.
- viii) For all of the above reasons this Parish Council supports the objections already raised by Wellow Parish Council.

Meeting closed at 9.00 pm

Date of Next Meeting

21st September 2015