

## Melchet Park & Plaitford Parish Council

### *Minutes of EOM (Planning) held at via Zoom and teleconferencing on 24<sup>th</sup> February 2021*

#### **Present**

K Curtis (Chairman)	S Bowles	N Curtis
AW Porter	CS Stacey	
Councillor G Bailey (TVBC)	7 Members of the Public	

#### **09/21 Apologies**

No apologies were received.

**10/21** *The minutes of the 18<sup>th</sup> January 2021 meeting were agreed.*

#### **11/21 Interests**

Cllr Stacey declared a non-pecuniary interest as he lived fairly close to the application site, but took part in the discussion and voted as permitted by the Code of Conduct.

#### **12/21 Planning Application**

**Fields East of Purley Way** (NFNPA ref: 21/00075/FULL): Change of use of area of land from agriculture to indoor fitness provision (use Class E(d); wellbeing and personal training building; associated hard standing; altered access; gates; planting (Demolition of agricultural building).

a) After input from supporters and objectors the Members discussed this application at length. It was proposed by Cllr N Curtis and seconded by Cllr Stacey that the Parish Council should respond to the NFNPA consultation with: “We recommend REFUSAL for the reasons listed below, but would accept the decision reached by the Officers under their delegated powers.” This was resolved with 4 votes in favour and one abstention.

b) The following comments were made to the NFNPA.

“The Parish Council recognises that fitness activities are important and it is normally supportive of small business endeavours within the parish. Unfortunately, it is the view of the Council that the location of this application presents problems which have not been addressed.

#### Traffic

The number of parking spaces specified does not seem to have any allowance for overlap between sessions. It seems unlikely that many clients would choose walking or cycling as their mode of transport, given the probable distances involved.

Using an “average” value of group size of 5 there would be an additional 70 traffic movements in and out of Purley Way.

#### Disposal of Surface Water

The information provided by the applicant is very non-specific in this regard.

#### Disposal of Foul Water

The application shows two showers, WCs and handbasins but does not address the matter of disposal of the arising effluent. The land is very water-logged for a significant part of the year so any disposal system requiring a soakaway will not work. Current treatment plants require a continuously running watercourse and the nearby ditch runs dry in the summer.

#### Light Pollution

Whilst light from the building could be controlled the carpark will have to be illuminated in the evening for a significant part of the year.

Biodiversity

The Parish Council is somewhat surprised that all the questions have been answered in the negative since there could be bat roosts in the old shed which is to be demolished. Bats are evident in the vicinity of the application site and it is respectfully suggested that a bat expert should be consulted on the likelihood of bats using the old shed.

Local Support

The sampling technique used for the survey was flawed and the applicant has conceded that it introduced bias in favour of the application. Many residents local to the site were not included in the survey.

The Parish Council respectfully requests that the unresolved difficulties with regard to parking and disposal of sewage are addressed to the officer's satisfaction before a decision is made.

If the officer is minded to give consent the Parish Council asks that conditions are attached limiting the hours of operation to those stated by the applicant and that the use of music is prohibited."

*Meeting closed at 8.40 pm*

**Date of Next Meeting**

15<sup>th</sup> March 2021