

CLIFFORD CHAMBERS & MILCOTE PARISH COUNCIL

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Clerk: Clerkcliffordchambers@gmail.com

DRAFT MINUTES OF EXTRAORDINARY PARISH COUNCIL MEETING

Wednesday, 1st March, Jubilee Hall 6.30pm

Present: Cllr. L Moseley (Chair)

Cllr. J Tribe

Cllr. Chaggar

Cllr. J Batchelor

Cllr. A Jordan

Mrs D Woodliffe (Parish Clerk & RFO)

Also present: 23 members of the public and representative from Elgin EsCo.

Apologies

None

Declaration of Interests.

None declared.

Open Session

A resident enquired about the access for Old Rectory.

A representative from the Alscot Estate advised tenants had created pot holes to the road this would be remedied.

AGENDA ITEMS

1.1 23/00153/FUL – Old Rectory, erection of new dwelling & formation of new access. Council members had earlier met for a site visit and were able to see the position of the intended new dwelling. Cllr. Moseley gave an outline of the application noting specific facts including the situation of the proposed dwelling and how it would take up approx 10% of the overall plot. Cllr. Moseley as Chair, proposed that council members should detail their views individually prior to a collective vote.

1.2 Cllr Johnson considered the application and had a balanced view– understanding both sides of the debate (for and against the application).

1.3 Cllr. Batchelor felt the specific area within the village and the setting of the Old Rectory should be protected, and would prefer to see the overall site returned to its original state. It was also noted how the land was not featured as a reserve site.

1.4 Cllr Chaggar considered the application to be acceptable and felt the proposed dwelling would be relatively inconspicuous but should be sympathetic to the old rectory.

1.5 Cllr. Jordan regarded the location of the proposed dwelling and was concerned over the impact it might have on neighbouring, listed properties.

1.6 Cllr. Tribe discussed the heritage of the grade 2* Old Rectory, its architectural importance and its setting between the church and grade 2 listed cottages. It was felt a new build on the proposed site would be out of character and detrimental to the feel and look of the area. The Neighbourhood Plan had been completed with reserve sites and this proposed site did not feature in it.

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41.7. Cllr. Moseley felt the application addressed all previous concerns. The proposed dwelling is more discreet and more in keeping with its surroundings, and did not overlook or intrude on neighbouring properties. It was also confirmed the land in question was not regarded as open green space but a garden and the parish council had previously approved applications for building in a garden adjacent to listed buildings.

Vote: 3 objections. 2 no objections 1 abstain. Motion carried to object.

2. 22/03309/FUL – Comfort Farm, installation of a ground mounted solar energy array and related infrastructure. Applicant Elgin EsCo present.

2.1 Elgin representative gave an overview of the solar energy farm and advised studies had revealed the proposed solar farm would have no negative impact on flooding. There had been some concerns with the Camden Road access but after discussions with Highways, these concerns were addressed with Highways posting a no objection. It was noted the traffic impact of vehicles entering and exiting the site, would be less than the current agricultural traffic flow.

The Chair permitted residents to raise questions:

2.2 resident asked how visible the solar farm would be from the Campden Road, Elgin confirmed hedges etc., would largely hide the site from the roadside.

2.3 further resident mentioned the use of agricultural land and the need to retain areas for food supply. Elgin noted that it was also essential to secure renewable energy.

2.4 council member asked when the lease to Elgin was up, would the land then be open to other development or revert to agricultural land. It was confirmed it would revert to agricultural land.

2.5 members were advised Elgin would create special areas for biodiversity and wildlife, with fencing to be similar to deer fencing to allow mammals to pass, grass left high and skylark boxes to be in place.

2.6 council member asked if there would be a need to have more temporary traffic lights along the Campden Road when work starts. Elgin confirmed there would be a holding area for vehicles on site and did not foresee the need for temporary lights.

2.7. Chair asked if a specific on-site contact person would be available to the parish council during the works. Elgin confirmed this would be made available.

2.7 Members asked about the community benefit fund (£100k from Elgin). Elgin confirmed the fund would be available and split between two parishes. Chair noted how this impacts Clifford Chambers is mostly affected and should receive a greater percentage of the funds.

Decision: Unanimous decision to Not Object and further vote four in favour of, and two against Supporting the objection. Motion carried to support the application & the sourcing of green energy.

3. 22/00114/OUT – All Things Wild

3.1 Council members discuss the additional information added to the application – Highway and Transport Technical Note 3. Council members felt it would be appropriate to respond to this addition. It was resolved to secure a professional response from Motion (£1800 + Vat) and would make further provision for additional professional advice.

3.2 Clerk to also review funding.

Meeting Closed 20.04. Next Ordinary Meeting. April 19th

Debbie Woodliffe Parish Clerk

