

LIDGATE PARISH COUNCIL**Minutes of the planning meeting held on Tuesday 8th May 2018**

Councillors present: John Whitefield (Chairman), Chris Stembridge, Steve Child, Stuart Crosby

Also present: 5 members of the public.

Open forum

The following concerns were raised during the Open Forum about planning application DC/18/0629/FUL:

- The site is surrounded by a number of listed buildings whose setting will be affected by the proposal
- The east side of the development will overlook a neighbouring property
- The trees to be felled on the west boundary are conifers.
- The site is a wildlife haven. If, however, there is development it should be affordable homes.
- The area is unchanged and has never been cultivated or built on. The area of archaeological investigation should be extended to cover that proposed by the Lidgate Castle Topographical Survey, which states that the site should not be disturbed. There is an earthwork of some sort sub surface on the site as revealed by site Lidar (note: ground penetrating survey technique. It is a contractive eponym formed from light and radar), possibly a three sided moat. The survey also stated that the planned development is out of character for the area surrounding it.
- One resident submitted a detailed letter, covering issues of biodiversity and ecology, archaeology, development policy and regulation and references many studies and documents relating to the site.
- The applicant's archaeology survey consists of only the first and last pages and thus the detail cannot be used to inform any decisions in this process.
- Planning policy opposes over development of a property's curtilage. The development site is entirely within the curtilage of a listed building.
- The church objects as the view from the whole of the Castle Hill area should be free from any new development, down to and including the bailey pond.

The following questions were asked:

Does the height of the proposed development take into account that the land it will occupy is higher than that of the neighbouring property the Grange?

1. Acceptance of apologies for absence

Apologies were received from Sue Sage.

2. Declaration of Interest in items on the agenda

No councillors declared an interest in any items on the agenda.

3. Planning**a) DC/18/0629/FUL - 1) One dwelling (ii) One ancillary outbuilding/garaged (iii) Associated access**

It was resolved that Lidgate Parish Council would object to this application for the following reasons:

Planning Policy DM27 – Housing in the Countryside

The plot is outside the current Built up Area Boundary, so is considered as being in the countryside for the purposes of this application.

The western side of Lidgate is of great historical interest as it is part of the former historic centre of the village and is close to St Mary's Church which is a listed building, the site of the former Lidgate Castle and Bailey's Pond. As such the area would be at risk of harm from over development. As a valued historic site the Parish Council agreed to request that a detailed archaeological survey be carried out as the information provided by the applicant is not sufficient for an objective decision to be made about the archaeological importance of the site.

Although the building of a single property meets the requirements of DM27, the scale and character of the proposed dwelling is not commensurate with existing dwellings and will damage character and distinctiveness of the rural scene. It does not respect the rural character and street scene of the locality and will be completely out of keeping with surrounding properties, one of which is a listed building.

The plot currently provides an important visual gap that contributes to the character and distinctiveness of the rural scene and the proposal will have an adverse effect on this.

Lidgate Parish Council believes that the proposed development will impact on the biodiversity of the area as detailed in the letter from a resident.

Policy DM2 – Creating Places – Development Principles and Local Distinctiveness

- The proposed dwelling is too large and does not respect the character, scale, density and massing of the locality
- Lidgate Parish Council believes that the proposal will adversely affect the distinctive historic character and architectural or archaeological value of the area and/or building.
- The proposal will affect the amenity of the neighbouring properties as the eastern side of the development will overlook The Grange. The residential amenity of neighbouring properties will also be affected by overshadowing and the loss of light.
- The site contains a number of important landscape characteristics and prominent topographical features, habitats, species and features of ecological interest as detailed in a letter from a resident. The SAM status of the castle and the Topographic Study referred to therein, impact on the cluster of listed buildings around the site. There is extensive evidence of species which are covered by specific regulation in terms of additional permissions and protection.

Policy DM17 – Conservation Areas

- The proposed dwelling will be in the Lidgate Conservation Area. Lidgate is a quiet, rural village in a Conservation Area and the Parish Council believes that this application will detract from the setting of and views into and out of the Conservation area.
- The proposed dwelling will be too large in scale, form, height, massing and alignment to respect the area’s character and setting
- The proposal will lead to the loss of an important open space which makes a significant contribution to the character and appearance of a settlement.
- The proposal does not demonstrate a clear understanding of the significance of the Conservation Area and/or its setting, alongside an assessment of the potential impact of the proposal on that significance.

Policy DM15: Listed Buildings

- The proposal does not respect the existing listed building and its setting in terms of scale, form, height, massing, and design.
- The proposal does not respect the setting of the listed building, including inward and outward views.

There being no further business the meeting closed at 8:51pm

Signed (Chairman) Dated