

LYDLINCH PARISH COUNCIL

Approved Minutes of extraordinary Lydlinch Parish Council meeting held on 10th February 2025 at the Hooper Hall

Present Councilors: Mr. C May (Chairman), Miss. A Curtis, Mrs. C Curtis, Mr M Griffith-Jones, Mr J Smythe & Mrs G Tite.

T Watson (Clerk)

In attendance

There were 3 members of the public in attendance.

1. Chairmans welcome and address

The Chairman welcomed members and public in attendance.

2. To receive declarations of interest & Requests for dispensations (Please notify the Parish Clerk prior to the meeting)

Mr C May declared a pecuniary interest in item 7a. as the applicant is a relative and stated that he would leave the meeting for consideration of the item.

3. To receive apologies.

Mr. T Frizzle

4. Democratic period (For public comments)

Taken directly before consideration of application P/FUL/2024/06687

The applicants explained the reasons that a full application had been made after class Q. to improve the access and provide a dwelling for domestic use that is adequate for the future. They stated that the part Q on the red brick building on the site had expired.

5. Clerks matters of report

The Clerk advised that the general waste bin on the land adjacent to the Green Man had been hit by a vehicle and damaged beyond repair. Work is ongoing to source and install a replacement. The bus shelter had also been hit but only had superficial damage, subject to DC highways inspection. J Smyth questioned the need for the bin to be replaced.

6. Approval of payments

to / from	Detail	payment amount	receipt amount	
Hooper Hall management committee	Hall hire for PCM's January 24 to November 25	£150.00		LGA 1972, s.133
Tracey Watson (Clerk)	In lieu of stamps purchased	£6.80		LGA 1972, s.133

RESOLVED: Accounts approved for payment

C May left the meeting.

Approved minutes mtg 10.02.25

Page | 21

LYDLINCH PARISH COUNCIL

7. Planning

a. Response to DC planning consultation.

P/FUL/2024/06687 Demolish existing farm buildings and erect 1 no. dwelling with 2no. parking spaces. Install solar panels on existing barn roof. Little Rodmore Farm Access To Little Rodmore Farm Kings Stag DT10 2BD. Applicant. Mr R Griffin.

C Curtis took the Chair and gave a brief overview of the application and history of the site and adjacent structures.

Whilst 2 members expressed concerns at the size of the proposed footprint and questioned if this constituted overdevelopment of the site, and the need for the mobile home to be removed these concerns were not shared by others. It was noted that the application for a single storey dwelling was in conjunction with the pre-application advice.

The pre-application Officers' comments were also noted that an alternative to a Class Q conversion scheme being acceptable in principle, subject to any alternative scheme being an improvement on the extant scheme and not having a materially greater impact on its surroundings than the building/scheme it replaces.

The Officers comment in relation to the red brick building on the southwest corner of the site being included in the red line of the application for ancillary storage/garden room/office for the new dwelling was noted.

However, it became apparent from the applicant that they did not agree with this as they considered the inclusion of the red brick building as an error, as it is currently used as a workshop by the main owner of the site.

It was noted that the application drawing shows the commitment to remove the mobile home from the site.

Whilst there was a consensus to support the application the question of the inclusion of conditions was put to a separate vote which succeeded, and the conditions were then resolved by a separate vote.

RESOLVED: To draw The Officers' attention to the applicant's apparent disagreement with the inclusion of the red brick building, as part of the application for ancillary storage/garden room/office for the new dwelling. (see site plan within the red line)

Based on the plans provided to unanimously support the application in principle subject to:

- **Removal of permitted development rights.**

There being no further business the Meeting closed at 7.32 pm.

Approved Date 24.03.24

Chairman -----