

MINUTES OF BEARLEY NEIGHBOURHOOD PLAN STEERING GROUP MEETING

Monday 13th February 2017 at 7.30pm Bearley Village Hall

PRESENT: Stephenie Hawkins (Chair), Caroline Taylor, David Hotten, Ken Lillie, Cllr Arslan Erinmez, Carolyn Phillips (Secretary), James Maiden

APOLOGIES: Jo Wall, Jonathan Smith, Steven Evans

ATTENDING: Around 40 Bearley residents

No conflicts of interest declared.

TO CONSIDER APPLICATION REF: 16/04020/FUL AND TO MAKE RECOMMENDATIONS TO THE PARISH COUNCIL

The NPSG considered the above application for the erection of three detached dwellings with associated vehicular access from Ash Lane on land off Church Lane, Bearley.

Several objections have been lodged on the District Council's e-planning website, no support for this proposed development.

This was an open meeting, widely advertised to the Village, and was well attended by local residents (around 40). There was lively debate about the need for additional housing in the Village and the merits of this site, but the majority objected to the proposed development. The objections are to the principle of the development as it would harm the Green Belt and the character of the Village and its historic environment, namely the Conservation Area and surrounding listed buildings. Concerns were also raised about the amenities of residents next to the proposed site and the impact on trees, ecology and archeology.

In light of discussions, the NPSG agreed to recommend to Bearley Parish Council to object to the principle of development on the following grounds:

- Harm to the Green Belt, through being inappropriate development (the site is part of the open countryside and not built area of the Village and the proposal is not limited infilling), loss of openness, and encroachment into the countryside.
- Harm to the character of the Village, its Conservation Area and listed buildings, through loss of an important open space and adverse impact on views. It was also felt that the design was uninspiring and level of detail regarding building materials was inadequate.

The NPSG also advise that the Parish Council request the District Council to give due regard to the more detailed technical matters.

TO CONSIDER THE WHETHER OR NOT TO COMMENT ON THE SNITTERFIELD NEIGHBOURHOOD DEVELOPMENT PLAN

Snitterfield Neighbourhood Development Plan is at consultation stage. No comment had been given to an earlier version of the Plan as it would not have direct implications for Bearley, and as little has changed in this respect, the NPSG decided against commenting on this Plan.

DATE OF NEXT MEETING

Date to be arranged