

**Appendix A to Minutes of the Extraordinary Parish Council Meeting
held at 7:30pm on Tuesday 15th December 2020 online via zoom**

[Application for approval of reserved matters following grant of outline application DC/18/04191 dated 07/02/2019 Appearance, Layout, Scale and Landscaping for the erection of 5No dwellings and new access \(following demolition for existing dwelling\).](#)

The Parish council unanimously object to this application.

This application must be in line with the outline planning approval. However, whilst the planning approval states no.4 (The Leas) Quoits Meadow must be demolished before development commences, this application states demolition of the dwelling will not occur. Therefore the application suggests a development of 6 dwellings whereas the approval is for 5 dwellings.

The Parish council objects to the appearance, scale, means of access and layout of the application.

The original planning approval states that access to the development is yet to be considered, however, this application suggests access to the development which has not been agreed and is detrimental to the adjoining neighbour. In addition, the proposed access road is very narrow making for difficult HGV access. There is no footpath connecting the proposed development with Quoits Meadow compromising the safety of pedestrians.

The original planning approval included no.2 bungalows, no.2 semi detached and no1 detached dwelling. The application indicates no.3 5 bedroom dwellings and no2. 4 bedroom dwellings. This is completely out of scale with the surrounding area and will significantly increase traffic movements to the detriment of neighbour amenity.

The suggested layout has a negative impact on the setting of the neighbouring listed building (Orchard Farm), in direct conflict with both MSDC own local plan and the NPPF.

An intervention pond and construction compound has been requested which do not form part of the original planning approval. Both are outside the red line of the development and located on agricultural land.

This current application is similar to a previous application that was deemed by MSDC planning dept to be inadmissible and was subsequently expunged from the planning portal.

Discharge of Conditions Application for DC/18/04191 - Conditions 5 (Contamination), Condition 6 (Archaeological Evaluation), Condition 7 (Archaeological Written Investigation), Condition 8 (Archaeological Works), Condition 9 (Hedgerows), Condition 10 (Surface Water Drainage Details), Condition 11 (Roads and Footpaths), Condition 13 (Parking and Turning), Condition 14 (Refuse Bins and Collection Areas), Condition 15 (Fire Hydrants) and Condition 16 (Construction Management)

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