**TILBROOK PARISH COUNCIL**

**MINUTES** of the Council meeting held on Wednesday 3 August 2022 in the Village Hall, Church Lane, Tilbrook, commencing at 7.00p.m.

**PRESENT**  Councillors M Patterson; L Hunter; Mrs S Wilcock and P Wilcock.. Councillor Wallis, who is shielding, was present by means of the Internet.

**IN ATTENDANCE** District Councillor J Gray;C L Thatcher, Clerk to the Council and 39 members of the public.

**61/22 APOLOGIES** were received from County Councillor Ian Gardener.

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**62/22 PUBLIC FORUM**  The Chairman explained that the intention is to devote the first hour of the meeting to enabling everyone present to say what they wished about the planning applications which were to be considered, following which the Council meeting would continue with input only from members. He explained that whatever is decided would be for planning reasons and he invited Councillor Sue Wilcock to summarise the actions taken so far by Council members to try to ascertain the views of residents. Councillor Mrs Wilcock did so and outlined the effort that had gone into speaking to individuals and in setting up the exhibition of the plans for the proposed developments here in the village hall.

The Chairman then invited the Clerk to read a letter received from the applicant which explained his ambitions for the farm shop etc .

Questions had been devised by councillors and sent to both the Planning Officers and the agent for the applicant regarding the 7 dwellings and replies had been received from the agent. These, together with the questions asked, were read out.

Following this, those present were invited to express their views, and it was interesting to note that both favourable and unfavourable comments were received.

Finally, the Chairman drew the discussion to a close and moved into the Council meeting proper.

**63/22 DECLARATIONS OF INTEREST** None were made

**64/22 PLANNING MATTERS**

The following were considered -

22/01425 The Lodge Station Rd Tilbrook - demolition of existing garage block & summerhouse; erection of proposed ‘granny annexe’ with double garage for use in association with the host dwelling.

It was proposed by Councillor Paul Wilcock, seconded by Councillor Lewis Hunter and unanimously agreed to recommend approval as appropriate development.

22/01538 44 Station Rd Tilbrook - single storey rear extension.

It was proposed by Councillor Mrs Sue Wilcock, seconded by Councillor Patterson and unanimously agreed to recommend approval as appropriate development.

22/01332 Land at junction of Church Lane and High St Tilbrook - rural exceptions housing development of 7 new dwellings.

Following further discussion, it was proposed by Councillor Paul Wilcock, seconded by Councillor Lewis Hunter and unanimously agreed to recommend refusal of this application in its present form.   There are severe concerns over access; highway safety, parking and flooding.     Church Lane is narrow and sight-lines at the junction with High St are poor.  What little parking there is for existing residents and users of the village hall would be severely impacted by this development,  but if the problems can be overcome satisfactorily the Parish Council can see the merit in some development on this site.

22/01459 Land at junction of Church Lane and High St Tilbrook - erection of farm shop; restaurant and plant centre.

This application has caused much argument in the village, with those in favour welcoming the amenity of the proposal, whilst those opposed cite the present quietness of the village with relatively few traffic movements to destinations within the village itself which, it is claimed, would change drastically.

Councillors have spoken with many residents and have received diverse opinions.

Upon being put to the vote, it was proposed by Councillor Lewis Hunter, seconded by Councillor Mrs Sue Wilcock and unanimously agreed to recommend refusal of the application due to road safety; access; noise and nuisance and concerns about an adequate water supply to the development as well as impact on listed buildings. The proposed site is also outside the built area of the village.

Primary concern relates to road safety and the proposed access from the High Street.  The distance between the bends on entering the village from the East and where a right turn onto the site would be, is not very great and we can well envisage collisions involving vehicles wishing to turn right.

**65/22 NEXT MEETING**

It is proposed that the next normal meeting be held on **Wednesday 7 September 2022** and that this will commence at 8pm in the Village Hall, Church Lane, Tilbrook..

There being no further business, the meeting closed at 2040 hours.