

**LITTLEBOURNE PARISH COUNCIL
MINUTES OF THE EXTRA ORDINARY MEETING HELD ON 8 JULY 2015**

Present: Parish Cllr Mike Gallagher (Chairman)
Parish Cllr Mick Giles
Parish Cllr Cate Reid
Parish Cllr Pamela Evans
Parish Cllr Sylvia Wilson
Parish Cllr Brian Hurlow
Parish Cllr Melanie Moore

Mrs Gail Hubbard, Clerk to the Council
There was one member of the public for part of the meeting.

49. APOLOGIES FOR ABSENCE

Apologies were received from Cllr Ken Shaw (holiday) and Cllr Paul Coakley (working).

50. RECEIVE AN UPDATE ON RYDONS DEVELOPMENT CA/14/02417/FUL

The Chairman began by giving some of the history relating to this case;

Back in 2012 when Rydons first approached the village with a presentation, LPC carried out a survey to gain villagers feelings on this proposal. 75% of those surveyed were against the development and a further 12% had said they were unsure.

At this time the 2006 Local Plan was in place – this did not show this site as a development site

In 2013 the SHLAA review was carried out – this site was now put forward as a potential development site. Concerns were raised; scale of development, traffic, drainage (sewerage) and surface water run-off, close proximity to other developments on A257 at the old BT site and barracks.

SHLAA then informed the draft 2013/2014 Local Plan – this site was excluded yet again

2014 Local Plan was produced and ready to go to inspector – the site is still excluded, LPC happy with the plan so did not object to the Local Plan. We made comments under the consultation and to the draft plan but did not object. Within this plan Littlebourne had been classed as a 'large village' with good services that would be suitable for infill developments only.

The next step for the Local Plan is the Public Examination which begins next week (14th July) for stage 1, then stage 2 begins in September(29th sept). Those who had objected to the plans and registered last July can attend and make representation, at this point LPC had no reason to object so we cannot speak at the examinations. LPC have put in a request to speak now but have been refused.

In December 2014 Rydons submitted a formal application to CCC, with a deadline of 19 December to lodge our objections, 203 letters of objection were received by CCC, mostly from villagers. LPC used the services of Dr Wendy Le Las to assist with our response to CCC.

June 2015 we received notification that the application would go before the Planning Committee on 23rd June, after reading the accompanying papers, it was discovered that CCC recommended the granting of the permission.

LPC enlisted the help of Emily Shirley(drainage and sewerage expert) to assist and speak for us at the Guildhall meeting.

Photographs were sent to all the planning committee members showing, tankers in operation in the village, traffic on the hill and flooding in Littlebourne.
LSNRMG submitted a formal response, this was also circulated to the planning committee members – this talked of potential repercussions down the valley.

At the Guildhall on 23rd June LPC was represented by Duncan Milne, a resident solicitor, Emily Shirley and Cllr Mike Gallagher, resident Faith Wheatley also spoke from a residents perspective and specifically mentioned the underground springs under Evenhill Road and to the rear of the List field. There was standing room only in the Guildhall.

One issue not previously considered was raised by Cllr Eden Green – the development being like a ‘gated’ development with only the one entrance/exit, the interaction with the rest of Littlebourne would be limited.

Cllr Eden Green proposed the rejection of the application on the grounds that it broke the new local plan, the committee voted 7 votes to 5 votes to refuse the application.

There is likely to be an appeal, Rydons have 6 months from 23rd June to lodge this, so we need to be prepared to fight further.

Local Plan – Rydons have lodged an objection and will speak to have the site included in the final Local Plan. The Inspector does have the power to say yes include it. Rydons would then need to go back and put in a new application with CCC.

The question asked in the examination papers is; would the Local Plan be unsound if any of the additional or alternative ‘omission’ sites promoted in representations as strategic sites were not included? If so, are these sites soundly based and deliverable in the plan period and have they been subject to sustainability appraisal?

The resident departed the meeting at 10.50am.

51. CONFIDENTIAL ITEM

The Chairman proposed a resolution that the next part of the meeting was to remain confidential as it could be prejudicial to our case and the village to have members of the public present, this was seconded by Cllr Giles and agreed by all.

There followed a confidential item.

The meeting closed at 12.20pm

Dates of future meetings: 15 July, 9 September, 14 October, 11 November, 9 December 2015

Signed..... (Chairman)

Date.....