

**MINUTES OF A LYMPSTONE PARISH COUNCIL MEETING HELD IN
THE VILLAGE HALL AT 6.00PM ON TUESDAY 19TH MARCH 2024.**

PRESENT:	
Councillors	S Culhane, S Francis, N Linfoot (Chairman), A Minter and L Staddon
Clerk	Miss L Tyrrell
County Councillors	None
District Councillors	None
Public	3 members

Public session

The Chairman welcomed all present and asked members of the public to speak at the appropriate planning application.

24/36 Apologies

Cllr Atkins, Gale-Hasleham, Hill, Moffatt and Payne due to other commitments.
Cllr Francis proposed to approve the apologies. Cllr Linfoot seconded. Unan.

RESOLVED that the Apologies were approved by the PC.

24/37 To receive any Declarations of Interest

Cllr Linfoot had written to the Clerk to request a dispensation regarding planning application 24/0301/MOUT. Cllr Staddon proposed to approve the dispensation. Cllr Minter seconded. Unan.

RESOLVED that a dispensation was granted for the Chairman.

24/38 Planning applications

24/0224/FUL - Renovation works including lifting roof, adding new cladding, new windows and door, balcony and ground floor window box/extension at Spinnaker.

Cllr Linfoot felt the planning application proposal overlooked and caused loss of privacy to the surrounding neighbours, he added that it was overbearing, and the appearance was out of character. Cllr Minter felt the application was out of character to the area of the village. Cllr Francis believed it was an overdevelopment. Cllr Culhane shared concern of the development in the coastal protection area and agreed it had a negative and adverse impact to the area.

Cllr Linfoot proposed to object due to over development, negative visual impact, negative and detrimental effect on the character of the area and in the coastal preservation area. Cllr Staddon seconded. Unan.

RESOLVED that the Clerk send the recommendation of object from LPC to EDDC.

24/0301/MOUT - Outline application (with all matters reserved apart from access) for the erection of up to 42 dwellings, affordable housing and associated infrastructure at Land South of Meeting Lane.

Cllr Linfoot reminded all present that even though this application had been submitted the original 23/1269/MFUL application was still live and EDDC had not made a decision on it yet. Cllr Minter highlighted the fact that the original 23/1269/MFUL application had been submitted by the developer, but this new outline planning application had been submitted by an individual. Cllr Culhane felt disappointed that EDDC had not

decided on the first application before allowing another application for the same site. Cllr Culhane highlighted the fact that the biodiversity net gain was not policy compliant. It was now statutory to meet a 20% offset, the previous application 23/1269/MFUL could not meet a 10% offset. Additional supporting information was necessary. She felt it could not be assessed at this time as data submitted was incorrect. The bat survey was also out of date.

A member of the public queried why there was an additional application. He could only find out that due to NPPF updating their policy in Dec 23 this allowed an order to gain a principle of development. He had looked at the traffic survey submitted by the applicant which stated that there would be an increase in use of the A376 of 1.5%. However, this reflected an increase in the total traffic using the A376. The real increase would be 17% of traffic using the junctions to the A376. He felt the figures provided was disingenuous and the applicant was massaging figures and statistics. He added that the school capacity was already insufficient and how would the school be able to increase capacity?

Cllr Staddon added that an initial CIL payment was given for this, but it was not an ongoing support. She also added that the school had a limited footprint that could not be increased. Cllr Minter shared concerns of the width of the road along Strawberry Hill and LFRG concerns with flooding. Current rainwater run off entered Wotton Brook and ran under Pretty Corner, unfortunately properties there had been flooded before. Another member of the public was concerned with the road width along Strawberry Hill and there was no pavement. It was already a dangerous Highway. She was concerned with the water run off and where it would go from the site. She added that the medical and education services would not be able to cope. She also highlighted concerns of no pepper potting planned but a divisive plan submitted instead.

Cllr Minter added that the application should abide by the Planning Inspectorate decision for the neighbouring development at Gulliford Close which had successfully integrated all types of properties in a pepper-pot fashion. He added that the decided case Gulliford Close must be followed for an adjacent development within the same field.

Cllr Francis felt all the original objections from LPC in the original application remained plus the concerns of submitted biodiversity surveys.

Cllr Minter proposed to object to the outline planning application. Cllr Staddon seconded. Unan.

RESOLVED that the Clerk send the recommendation of object from LPC to EDDC.

Cllr Minter added that it was good practice to include numbered bullet points on any comments submitted to EDDC for ease of future reference.

Cllr Culhane explained an external consultant had offered to comment on any BNG metric calculations, if and when required.

24/0495/FUL - Demolition of existing front porch and construction of single storey front extension at Beaches Chapel Road.

Cllr Linfoot proposed to support the application. Cllr Francis seconded. Unan.

RESOLVED that the Clerk send the recommendation of support from LPC to EDDC.

Meeting closed: **7.10pm**

Chairman:

Date: