

BETLEY, BALTERLEY & WRINEHILL PARISH COUNCIL

Minutes of the special meeting held on 29th December 2009

PRESENT

Cllrs Robert Bettley-Smith, Steven Ball, Mandy Berrisford, Jo Cameron (from min.313), Seb Daly, David Hales, Simon Harrison, Richard Head, John Price, Frank Speed and Christopher Watkin.

IN ATTENDANCE

Borough Cllr Becket
Gwyn Griffiths (Clerk)

310/09 An apology for absence was received and accepted from Cllr Morris.
An apology for absence was also received from County Cllr Chapman.

311/09 Members considered the declaration of interests in agenda items.

Cllr Daly declared a prejudicial interest in planning application 09/00706 (Ravenshall Farm) as he had provided professional opinion to the applicant.

Cllr Ball declared a personal interest in planning application N.09/13 (Betley School) as a parent of a child enrolled at the school.

312/09 There were no members of the public present to engage in public participation.

313/09 Members considered the following planning application:

[Cllr Cameron joined the meeting at this point; Cllr Daly withdrew from the meeting during consideration of this item]

09/00706/FUL Conversion of agricultural buildings to residential use, Ravenshall Farm, Main Road, Betley and erection of replacement agricultural buildings with associated residential property, Ravenshall Top Farm, Main Road, Betley.

RESOLVED that the Parish Council:

- a) strongly supports the conversion of the agricultural buildings at Ravenshall Farm to residential use;**
- b) supports the application to provide a modern agricultural building to meet agricultural needs at the centre of the holding;**
- c) feels that the Planning Authority needs to be satisfied of an agricultural need to convert a building to a residential dwelling at Ravenshall Top Farm, and needs to be certain that the provision of a dwelling at that location is consistent with planning policy requirements;**
- d) asks the Planning Authority to ensure that, if it is minded to grant permission for a residential dwelling at Ravenshall Top Farm, an agricultural occupancy condition is applied.**

[Cllr Daly rejoined the meeting]

314/09 Members considered how best to handle a number of current planning applications which were currently to hand.

09/00674/FUL & 675/LBC Betley Model Farm. It was agreed that a public meeting should be held on Wednesday 13th January 2010 as part of a special meeting of the Parish Council, to grant the public an opportunity to comment on the application. Members received an update from Cllr Becket on the policy issues relating to this application. It was agreed that a meeting be sought with the Borough Council planning department to discuss certain issues relating to this application. Members noted a letter received from a local resident regarding an offer made to acquire the property, and to retain it in agricultural use.

09/00680/FUL School Rooms and The Croft. To be considered at the special meeting on 13th January. Papers to Cllr Hales.

09/00696 etc Elms Farm, Balterley. To be considered at the special meeting on 13th January. Papers to Cllr Ball.

N.09/13 Betley School. To be considered at the special meeting on 13th January. Papers to Cllrs Bettley-Smith and Head.

09/00731 Marsden, Wrinehill. To be considered at the special meeting on 13th January. Papers to Cllrs Berrisford and Price.

The Clerk reported that he had received an apology from Mr Benson, Planning Officer at Newcastle Borough Council, for the incorrect dates given for responding to some applications. In particular Mr Benson had apologised that the Parish Council had been forced to arrange a special meeting for the period between Christmas and New Year which may not in fact have been necessary.

RESOLVED

a) that a special meeting of the Council be held on Wednesday 13th January 2010 to commence at 7.30pm;

b) that a period of up to 60 minutes be allocated to a public meeting to allow comment on and discussion of the Model Farm application;

c) that the meeting also consider the Council's response to the four further planning applications listed above;

d) that a meeting be sought with the Borough Council, if possible on Tuesday 5th January, to discuss the Model Farm application to include the following issues:

i) the absence of a Conservation Report;

ii) the details of the building's stability and construction, in view of the proposed removal of an earth bank;

iii) consideration of the hierarchy of alternative uses;

iv) the quality and validity of some of the reports submitted within the application;

e) that the Parish Council expresses its appreciation of the communication from Newcastle Borough Council regarding the incorrect information re closing dates for consultation.