

## HATHERTON AND WALGHERTON PARISH COUNCIL

### MINUTES OF PLANNING COMMITTEE MEETING HELD ON 2<sup>ND</sup> FEBRUARY 2015

Present: Cllrs Ian Bennion, Chris Knibbs, Janie Parkinson, Rob Tindall

In attendance: Christine Knibbs (Clerk)

Chris Knibbs was elected Chairman and Rob Tindall a permanent member, reflecting two members from each parish.

#### 1. **DECLARATIONS OF INTEREST**

There were no declarations of pecuniary interest

#### 2. **PLANNING APPLICATIONS**

The following applications were reviewed:

##### 2.1 **14/4296N - Solar Park at Hatherton Lodge Farm**

It was noted that a letter from DEFRA had been added to the CEC online documents stating a preference for solar panels to be sited on roofs rather than agricultural land unless in exceptional circumstances. It was understood that this application is scheduled to be decided at the Strategic Planning Committee meeting on 21<sup>st</sup> February.

RESOLVED: A member of the Planning Committee to attend the Strategic Planning Committee meeting for this item.

##### 2.2 **14/4547N – The Broomlands, Hatherton**

This application was for internal restoration of the Grade 2 listed property. It was suggested that, as a courtesy and as neighbours, Cllrs Stainthorpe and Knibbs may wish to visit the applicant to introduce themselves.

RESOLVED: There was no objection to this planning application.

##### 2.3 **14/5816W – Hough Mill Quarry, Walgherton**

This appears to be an application to extend to March 2019 the completion of a previous permission (10/1149W) to restore the quarry back to agricultural use. Borough Cllr Clowes had requested a number of clarifications, which were awaited. There had been no further developments regarding the meeting requested by Richard Lee Planning consultants with the three Parish Councils following their letter of 28<sup>th</sup> November 2014

RESOLVED: On the basis that this application seeks only to extend the completion of a previous permission there was no objection, but comment that the restorations are completed and land settled before any further development is contemplated. Also that the footpaths and bridleway are fully restored in their original positions.

## 2.4 14/5654N - Doddington Hall

This is a major application which has been the subject of extensive discussions with CEC and English Heritage for several years. This application seeks permission for restoration and conversion of Doddington Hall and stables into a five star hotel providing 120 bedrooms, together with other new build hotel rooms and spa. Also shoring up the Delves Tower and recently purchased Star Barn. The enabling development aspects have not been included in this application, but the plans shown in the public consultation last year identified 135 new houses would be required to bridge a proposed funding gap. This is of major concern to the local community.

This application seeks permissions for the Hall, Stable and Cottages to be converted into a hotel plus the siting of a new hotel accommodation block and new spa building. The majority of residents who commented to H&W PC following the public consultation last year were overwhelmingly against any application if it involved enabling development to help fund it.

The committee were in favour of saving the Hall from further dereliction, but the separation of the two parts of the original pre-application is seen as confusing.

With the application as proposed, several objection material concerns were identified.

The headings are listed below. The full details quoting experts from the application are contained in a separate report to be circulated.

- 1 **Proposals in the Development Plan**- no alternative solutions put forward. It is not certain there is a need for an additional 5 Star hotel and spa as there are already four within 8 miles of Doddington, and the viability these existing businesses may be threatened
- 2 **Noise and Traffic** from proposed temporary events.
- 3 **Design** insufficient detail for costs to be established, unsightly glass lift shaft attached to the Hall.
- 4 **Nature Conservation** notably unrecoverable loss of bat and badger habitats.

A further key issue is a funding gap and enabling development. Surely if a planning application is made, the applicant must have the whole funds available, otherwise it is wasting planners' valuable time. There should be no funding gap and applicants should tailor their application to the funds available.

The application refers to "the accepted funding gap". Residents have certainly not accepted any funding gap. Any planning application which is not fully financially supported is purely speculation.

The deadline for comment is 19<sup>th</sup> February, but it was understood that Doddington Parish Council had requested an extension to this date. Doddington PC hold paper copies of the plans and had convened a meeting to discuss this application on 10<sup>th</sup> February; Hatherton & Walgherton PC representative was invited to attend.

RESOLVED:

- That a site visit by parish councillors be requested.
- That representatives from Hatherton & Walgherton PC attend the Doddington PC meeting on 10<sup>th</sup> February.
- That a formal response to this application be formulated at the full Parish Council meeting on 16<sup>th</sup> February.

The meeting closed at 11.45 am.