

LOXHORE PARISH COUNCIL SPECIAL MEETING

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Minutes

Date: Thursday 21st February 2019

Venue: Loxhore Village Hall

Present:

Julie Moir	{Chair}	Raymond Comer	{Parishioner}
Mike Bowden	{Councillor}	Chris Comer	{Parishioner}
Carole Delve	{Councillor}	Dennis Bayment	{Parishioner}
Jane Vanstone	{Councillor}	Sue Southcott	{Parishioner}
Chris Bryars	{Councillor}	Trevor Batson	{Parishioner}
Diana Webber	{Parishioner}	Michael Batson	{Parishioner}
Alan Baird	{Parishioner}	Oriel Southwood	{Parishioner}
Patricia Bryars	{Parishioner}		

Minuted by: Mike Young {Clerk}

The Chair opened the meeting at 18:00, welcoming all those present.

1. Apologies: There were no apologies
2. Declarations of interest: There were none.

3.0	Purpose of the special meeting: To discuss planning applications 66178: CONVERSION OF BARN TO FORM ONE DWELLING AT BALES FARM LOWER LOXHORE & 66179: LISTED BUILDING APPLICATION FOR CONVERSION OF BARN TO FORM ONE DWELLING AT BALES FARM LOWER LOXHORE	
3.1	MB started the discussions by questioning the status of Longpot Lane which is unadopted and in poor repair. He asked whether all the residents had any legal requirement to keep the road in good repair. The chair opened discussion to the parishioners. All the residents present stated that no such legal or mutual agreement existed for the upkeep of the lane. Concern was raised about damage being caused through construction work. Also, it was pointed out that currently Council rubbish and recycling collection vehicles turn around by Bales farm barn. This is private land and may not be accessible after the conversion so the residents were concerned that Council collections should continue if necessary, with a smaller vehicle such as visits other parts of the parish. Concern was also raised about increased water runoff from the conversion that could increase the flooding down the hill by Hammonds Farm.	
3.2	Parishioners were asked to leave at 1825 so that Council could finalise their decision. The Chair thanked them for attending.	

3.3	<p>The Council agreed that they support the conversion of the barn and the change to listed building status, indeed they welcome it in order to keep old buildings in good repair. However, as part of the application and process Council asks NDDC to consider the access along Longpot Lane. This application and the recent application for change of use at Waterlake barn will increase first construction traffic and then residential traffic. So, the Parish Council believe that NDDC should adopt Longpot Lane so that it is then kept in good order for the residents and for service access. If this is not done then the planning application should be approved with the proviso that any construction damage to Longpot Lane is made good by the developer and that large trucks are not taken down the lane during construction as the lane is too narrow. NDDC should carefully review the planned parking area with a view to mitigating any water runoff which could add to the known problems past Hammond Farm and down to Waterlake Barn.</p>	
3.4	<p>Aside from the planning application NDDC must assess the access and turning area for services and guarantee to the council and residents that services will continue as currently, albeit with smaller vehicles if necessary.</p>	
3.5	<p>The Clerk was asked to email this decision and comments to Miss T Blackmore at ND Planning Department.</p>	

The meeting closed at 18:55 with the Chair thanking everyone for attending.

Minutes approved by Chair..... Date