

# HAMMERWICH PARISH COUNCIL MINUTES

Monday 5 August 2013

Extraordinary Meeting of the Council

**PRESENT:** Cllrs V Wasdell (Chairman), Mrs M Greenway, R Campbell J Turnbull, D Bayliss, Mrs Pope, Mrs V Evans (Clerk) and 1 member of the public.

**APOLOGIES** Cllr P Chapman

Action

## 1 Apologies

1.1 As above

## 2 Declaration of Interest

2.1 None

## 3 Planning Applications for consideration

3.1 The Chairman called for the suspension of Standing Orders to allow the member of the public to speak. This resolution was proposed by Cllr Mrs Greenway and seconded by Cllr Mrs Pope.

3.2 Mr Gregory addressed the meeting on behalf of his fellow residents and left a summary of their complaints with the Council which will be appended to these minutes

3.3 Cllrs Mrs Greenway and Mrs Pope proposed and seconded reinstating Standing Orders and the meeting considered 3 planning applications

3.4 13/00627/COU

The Parish Council **objects** to this application for the following reasons:

1. The application is, clearly, from all the documents included, for the change of use of an existing building. The Council can see no evidence that the applicant can prove his claim that the existing building is of such permanent and substantial construction that it would allow for the projected use. The Council would have expected the applicant to have provided such surveys and assessments as are necessary to prove the building is capable of the projected use with his application. The Council believes that such evidence should be requested for the application to be determined. The guidance in the NPPF (para 89) with regard to protecting the green belt would, as we understand it, preclude the demolition and replacement of the existing building, other than to retain the existing agricultural use.
2. The application site did not form part of the cemetery application (09/00069/FULM) and is, consequently, agricultural land in Green Belt.
3. The applicant implies that the presence of the cemetery 'next door' to this application makes a land use connection which does not exist. The Council considers the construction of a mausoleum on agricultural land to be wholly inappropriate.
4. The Council assumes that the permission for the change of use to a cemetery relied on the preservation of the openness of the Green Belt. A mausoleum building, wherever located, would challenge this fundamental aim of Green Belt policy in the Council's opinion.
5. In making references to the adjoining cemetery the applicant ignores the cemetery appeal condition 22, restricting opening hours, and the Council cannot support any contravention of the hours as set out by the Planning

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Inspectorate.

6. The Council is of the opinion that this matter should not be decided under delegated powers and intends to ask its **district Councillors to ensure this matter is decided by Members**

7. Lastly, the Council would assume that LDC's Environmental Health Department has been consulted on this matter, as a mausoleum might create gases/effluent which could impact on the environment

3.5 13/00734/FUL 35 Stockhay Lane

With the change of use, there would seem to be no way to access the garage located in the garden but the Council will rely on the officer recommendations for design guidelines

3.6 12/00713/FUL 69 Lawnswood Avenue

The Council assumes this application has been made because the overall volume of extensions would exceed permitted development. However, the Council has no objections as it is not aware of any concerns raised by immediate neighbours

**4 Date of Next Meeting**

4.1 18 September 2013

There being no further business, the meeting was closed at 8.00 pm

Chairman

18 September 2013