MINUTES OF THE PLANNING MEETING OF BRAILES PARISH COUNCIL

SATURDAY 12TH DECEMBER 2015 AT 09.30, PAVILION, BRAILES

Present: Cllr. Ashall Apologies: Cllr. de Maillet

 Cllr. Greaves Cllr. Lloyd

 Cllr. Kaack

 Cllr. Rosenthal

 Cllr. Witherick

Around 15 Members of the Public

1. Disclosure of Interest

Members are asked to declare personal interests in any item on the Agenda and are reminded that the Code of Conduct which took effect from 28 August 2012 provides that if you have a prejudicial interest in any matter under discussion you should withdraw from the room and not seek improperly to influence a decision in the matter.

No interests were declared.

2. Discussion and decision re planning application 15/04122/FUL – St Margaret’s Cottage, Friars Lane, Lower Brailes – side and rear extensions.

It was uncertain whether this application breached the 45° rule, and it was decided to seek advice from Stratford DC on this matter. If it was found so to do, it was agreed it would be rejected.

3. Discussion and decision regarding planning application 15/03999/FUL – Land off Tommy's Turn, Lower Brailes – Full application for the demolition of existing stables and erection of one building

Objections were raised on the grounds that the proposed building was inappropriate in an AONB, that it was outside existing development, that it constituted piecemeal development, and that it was disproportionate in scale. Though represented as a cottage it was in fact a large house, and transgresses the policies in the Stratford DC *Draft Core Strategy* (2015). When agreeing to planning permission for the erection of stables on this site, the previous Brailes PC had called for a moratorium on further development. It was agreed that to permit a building of this nature on a site of this kind in an AONB would constitute an entirely unacceptable precedent such as might be used to leverage further development. The application was unanimously rejected.

The meeting was concluded at 09.58.

Date of next meeting: January 4th in the Pavilion.