MINUTES OF THE EXTRAORDINARY MEETING OF BRAILES PARISH COUNCIL

SUNDAY 4TH JANUARY 2015 IN THE VILLAGE HALL, BRAILES

Present: Cllr Drury (Chairman) Cllr Ashall

Cllr Jervis Cllr Lloyd

Cllr Bennett Cllr Righton

Cllr Seccombe

Around 150 Members of the Public

Before the meeting opened the chairman announced that the meeting would be recorded.

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| 1. Disclosure of Interest.   Members are asked to declare personal interests in any item on the Agenda. You are reminded that the Code of Conduct, which took effect from August 28th 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. |  |
| 1. Presentation from PlanIt Brailes. Steve Kaack from PlanIt Brailes gave a presentation as to why the application should not go ahead | See  https://dl.dropboxusercontent.com/u/13067037/Bettys%20Field/Planitbrailes%20ver4.ppte |
| 1. Members of the public   There were comments from several members of the public including:  Mrs Parker from Cherington – talked about the raw sewage that bubbles up onto the street in Brailes after just 3 hours of rain. More houses would cause more problems.  Mr Peter Jordan – mentioned that the analysis of the Parish Plan has shown there may be a need for more houses, but there is a flaw in the analytical process that resulted in that report. There needs to be an urgent review of this report.  Mr Ben Venables –asked what would happen if we reach the 75 houses as stated as the upper limit of housing stock needed by 2031? Cllr Seccombe replied that this limit was just a guide and not set in stone. He added that this application will go to Committee which is the District Council East Area Planning Committee. If there are more than 1 Objectors then they get a total of 3 mins to speak. If the PC is also objecting then the applicants will get 6 mins to talk.  Doug Hutsby asked what happens after refusal at EAPC. Cllr Seccombe replied that the applicants can take it to appeal at Bristol with the Planning Inspectorate.  Cllr Jervis stated that objections need to be clear and on a a planning basis.  Cllr Benett also added that proper planning reasons need to be cited.  Cllr Ashall also pointed out that the Parish Council needs to put a unified response together and he suggested that Cllr Bennett gets together with PlanIt Brailes to co-ordinate.  Martin Cole asked about a sequential Test – Steve Kaack answered that if there is an established need almost any site can be built on (ANOB etc.). If the need is there, and Stansgate Planning argue that it is there, then a sequential test must be done. It was done and it passed the sequential test and it will need to pass an acceptance test which is why the emergency access was needed. |  |
| 1. To discuss and decide the Parish Council response to planning application number 14/03040/OUT Land off Orchard Close, Lower Brailes. This is also known as Betty’s Field. There was a unanimous vote to object to the proposed planning application.   The public were asked to vote on this as well. There was a unanimous show of hands to object to this planning application. |  |