

Minutes of the meeting of Lower Halstow Parish Council held on Tuesday 18<sup>th</sup> July 2017 at 7.00 pm in the Memorial Hall, Lower Halstow.

Present: Cllr Rob Smith (Acting Chair); Cllr Steve Gates; Cllr Sue Hartfree; Cllr Keith Howard-Challis; Cllr Allyson Beerstecher; Cllr Rodney Dadson; Parish Clerk Mrs A Smith and 10 members of the public were in attendance.

The Chair welcomed everyone and declared that the meeting was being recorded for the purposes of the Minutes. **Action**

**1. Apologies**

Apologies were received from Cllr Ben Stokes and Cllr Steve Parker.

**2. Public Session**

The Public session was not included on the Agenda, however the Acting Chair Cllr Rob Smith decided to allow members of the public 15 minutes.

John McGee of Callum Park wanted to draw attention to a few points: That it will use a brownfield site; makes use of a suitable windfall site; offers self-build homes to meet a proven need; sustainable in practical and planning terms. He asked for the Council to support the application, as there would be a reduction in: buildings; car parking; noise and traffic.

A resident spoke in support of the application and he was concerned if the application is refused and the site changes hands that unwelcome and unauthorised developments would be put forward.

Another resident wanted to re-enforce what had already been said.

A further resident was not able to support it as the site provides a buffer to the village. She also hoped to learn what happens when a plot is sold, what controls there would be and what precedents would be set for other brownfield sites.

Mr McGee replied that the intention was to work with Potton homes. The homebuyers will be under contract for various options. It would not be a "free for all" site. There would be control over the whole look and feel of the development.

**3. Declarations of Interest**

a) Disclosable Pecuniary Interests

None.

b) Disclosable Non-Pecuniary Interests

Cllr Beerstecher had received an email to her private email address from a resident asking for support, but had replied that she was not in position to do that before the meeting. All the Councillors had seen the email.

**4. Planning Application 17/503274/FULL Callum Park Riding and Education Centre**

Cllr Parker was unable to attend the meeting but wanted to put forward that this development would be outside the village envelope and that a recent application opposite Westfield cottages has been refused on these grounds.

Cllr Beerstecher said that there was an entry in the local newspaper. There had been 44 responses to date, all in favour, mainly ex-riding school students and employees. It is a well researched and well presented, fully formed planning application.

Cllr Smith noted that the responses were from all over Kent, some from Essex and some from London.

Cllr Dadson commented on the term "Neighbours" in the responses on the planning portal, one of which was Gerard's Cross and if their views are valid, as they do not live within the area.

Cllr Steve Gates said that the proposal is outside of the Lower Halstow built up area, it is within a high value landscape area, that the plan says that it is sustainable in transport terms even though there only 4 - 5 buses a day and not at all on Sundays.

The footpaths are through Orchards and not safe in the Winter, one route is partly on the road. He is also concerned about light pollution, currently there is no light pollution

and there is nothing in the plans about mitigating light pollution. There is a 2006 figure of 300 movements of traffic a day, which appears to be a large amount.

Cllr Gates proposed that the Council object on the grounds of it being outside of the built up area, sustainability and light pollution. It was not seconded.

Cllr Hartfee commented that her daughter lives in a similar development as this proposal and it works well.

Cllr Gates proposed that a comment is made on the same grounds as above. It was not seconded.

**a) Date of the Next Meeting**

Tuesday 5<sup>th</sup> September 2017.

The meeting closed at 7:38 pm.

Date

Signed:

Cllr R Smith  
Acting Chair