

**Minutes of Planning Sub-Committee Meeting
April 23rd 2018 7:30pm Old Grammar School**

Attendees:

Cllr Wyatt, Cllr J Toon, Cllr B Toon, Cllr MacPherson, Cllr S McManus, Cllr E McManus, Cllr S Sanderson

4 members of the public were in attendance.

There is only one agenda item: P/2016/01569 – Construct three detached dwellings and convert former hotel and coach house to create 10 residential units also including construction of a single storey rear extension and demolition of an existing outbuilding and conservatory, Former Brookhouse Hotel, Brookside.

Cllr Wyatt explained why a sub-committee meeting has been called for this application. The PC wanted to ensure the public got the chance to input into discussions following the interest in the first application.

Cllr Wyatt gave members of the public chance to petition or question the Council. No questions or statement were submitted from the public.

Cllr Sanderson opened the discussion. The number of houses has been reduced by one, but they are still proposed on the car park, which is still in the flood plain. Parking may be sufficient but will not cope with visitors vehicles. None of the concerns the PC raised previously have been addressed, and the recent flooding events shows how vulnerable the area is. It is a listed building of significance and to lose all of the grounds would do it a great disservice. Cllr Sanderson would not like to see any additional buildings on the car park. The limited and poor access for vehicles in and out at certain times of the day would also pose a problem.

Cllr B Toon noted the proposed new buildings on the current carpark are outside of the development boundary and not included within the Local Plan or Neighbourhood Development Plan.

Cllr J Toon stated that the entrance under the archway is very narrow and care has to be taken driving in due to other vehicles coming out. Have previously been told that significant floods occur every 100 years. This is clearly not the case. Gardens also flood on Alderbrook right up to their back doors.

It was proposed that an objection on the following grounds:

- Local plan and development boundary
- Flood risk on land and adjacent land
- Access
- Setting of the houses in the grounds of a grade 2 listed building
- Traffic increase

Change of use loses the amenity of a restaurant and hotel. Whilst this is not a planning point it does affect the settlement hierarchy.

A member of the public has sent the ESBC a Photograph from c1860 showing flooding in that area, which gives historical evidence of floods.

More solid surfaces will reduce the grounds ability of soaking away surface water.

All present would rather see the hotel renovated in some way rather than lose the building. It was noted that it is very unlikely that a hotel and restaurant would be profitable on site. The building is quickly falling into disrepair.

Nothing in the new application has mitigated previous objections. Cllr Wyatt noted that financially the new build houses at the rear of the site would fund the conversion the existing buildings.

Cllr Wyatt posed the question 'What if this development does not happen'?

We cannot support this application because precedent would be set for us in terms of the building outside of the development boundary and on flood prone lane.

Since the Local Plan was passed, Rolleston has had passed more dwellings than are required during the 19 year period. (Development Allowance for 50 houses plus 100 on College Fields).

If something happens to the building and the PC were seen to prevent the development of it, the PC needs to show a balanced view and note in the objection that plans for the existing building is welcomed. It was noted that the sub-committee can only go by the application in front of them and that the security of the site is always the responsibility of the owner of the site.

A member of the Civic Trust stated that they have had many comments that the building will fall into disrepair if no development is undertaken.

The public could very well be sold the argument that if something detrimental happened to the building, the PC prevented development by objecting to the application.

The large number of public at the last meeting expressed the view that the building to the rear should be objected to, but were in support of the apartments.

Proposed objection on the grounds as discussed. **Clerk and Chairman to action.**

A short discussion regarding the Construction Management Plan (CMP) public meeting for the College Fields site followed.

It was proposal over email that the PC meet with ESBC first then meet with Bellway and the public.

Two meetings needed, but it is important to get the order of them correct.

Cllr Wyatt is concerned that by meeting with ESBC first would not allow the PC to take forward concerns raised by the public concerns.

Cllr Sanderson noted that Bellway have said they are in discussion with Highways. PC need to make the point that the inspectorate has already given certain conditions over these matters, and these cannot be ignored or re-written.

A CMP was submitted with the outline planning permission back in 2012-13.

Clerk to contact ESBC to establish the status of the CMP. If not submitted, we need the public meeting, if it has been submitted we need to know why we have not been consulted as agreed, and then we would want them to fulfil their obligation by consulting with the public. Then we need to meet with ESBC to summarise the concerns of the village.

Update the village on current status, Clerk to action.