

YARNFIELD AND COLD MEECE PARISH COUNCIL
PARISH COUNCIL EXTRAORDINARY MEETING
MINUTES

Thursday 26th October, 2023 at 11am
Yarnfield Village Hall

Present (for all or part of the meeting): -

Councillors:

David Beeston

Sally Parkin (Chairperson)

Margaret Broader

Ed Whitfield

Stella Hughes

Officer in attendance: John Fraser, Clerk to the Parish Council

Also in attendance: 0

Public at the meeting: 0

Apologies for Absence

23-445 Apologies were received from: Cllr Jo Griffiths and Cllr Kirsty Treen

Declaration of Interest

23-446 Nil

Planning – to consider planning applications in the parish

23-447 23/38230/PIP, White House Ash Lane Yarnfield, Land Adjacent White House Ash Lane Yarnfield, Permission in Principle - Erection of a detached dwelling

23-448 The application is for permission in principle, which is a relatively rare type of application which differs in a number of respects from an application for outline planning permission, an important difference being the timescale for determination whereby Stafford Borough Council must determine the application within 5 weeks of receipt.

23-449 The parish council, if it wants to make a comment on this application must respond by e-mail by the 27 October, 2023.

The application

23-450 The application is to build a detached dwelling on the site.

23-451 The site comprises paddock land that is owned and managed/maintained by the applicant.

23-452 The application site lies outside, but adjacent to the Yarnfield Settlement Boundary and is within the North Staffordshire Green Belt

Recommendation

23-453 After careful consideration the Parish Council resolved that the following comment is made to Stafford Borough Council.

The application should be refused because:

- i. The proposed development sits outside the settlement boundary for Yarnfield and within the North Staffordshire Green Belt.

- II. The application fails to demonstrate how the harm that it would cause to the Green Belt would be justified by there being very special circumstances.
- III. The proposed development is on a corner plot and could not be regarded as being "limited infilling" of a small gap.
- IV. The application fails to demonstrate the housing need for the development.
- V. The application fails to demonstrate that it meets the special criteria for new residential development set out in The Plan for Stafford Borough Policy C5 - Residential Proposals outside the Settlement Hierarchy.

Forward Plan

23-454 The forward plan for meetings was noted.

Date and time of next meeting

23-455 15 November, 2023 at 7.30pm



Signed

Chairperson of the Parish Council

Date: 15 November, 2023

Meeting closed 11.55am