



**Minutes of the WEST DEAN PARISH COUNCIL
EXTRAORDINARY GENERAL MEETING held on
Wednesday 19 April 2023. Start time 7:00 pm
KING GEORGE'S HALL**

MINUTES

Councillors present: Harry Urquhart (HU) – Chair, Jane Higgins (JH), Bill Seabrook (BS), and Yasmin Taylor (YT).

Others present: Melanie Camilleri (MC) – Clerk/RFO, Cllr John Camilleri (West Tytherley Parish Council), Neil Carpenter (Clerk to West Tytherley Parish Council) and 15+ members of the public attended.

13/23 **Apologies for Absence:** None

14/23 **Declarations of interest:** None

15/23 **Minutes:** the Minutes of the Parish Council Meeting held on **16 February 2023** were approved

16/23 **Public Forum**

MC set-out the history of the Glebe Farm site covering:-

- Class B2, Class MB, Class C3 and Class Q 'change of use' applications (2005, 2014, 2015) where prior approval was not required
- TVBC approval for dwelling and garage with annex following removal of these buildings (2019)
- TVBC approval to amended scheme for a 5-bed mansion with staff wing (2021). Conditions to begin within 3-years met.
- Latest proposed amended scheme to replace the 5-bed mansion and staff wing with 4x4-bed dwellings
- Joint Planning Group (Cllrs Collier, Camilleri, Urquhart, Seabrook, and Higgins) proposal for the addition of Community Led Housing to the site (2x 3-bed, 2x 2-bed, and 2 self-build). This proposal aligns to that expressed in the adopted Joint NDP March 2022.
- Discussion with Cllr Richard Britton (WC) WDPC's Ward Councillor who was also the long serving Chair of WC Southern Planning Committee.
- Public engagement on latest proposal: presentations on 04 April (West Dean) 11 April (West Tytherley), leaflet drop (and spread of support/object responses from that)
- Planning and decision-making process (including referral to TVBC Planning Committee for determination) following submission of an actual planning application to TVBC (this proposal is not an actual Planning Application)
- WTPC's resolution on Monday 17 April unanimously supporting in principle this proposed development subject to clarity and conditions on matters e.g. access track, Green Space.

Members of the public expressed their thoughts and feelings on the proposed development which included a Q&A.

17/23

Glebe Farm

MC set-out the options available to WDPC Councillors now that WTPC has resolved unanimously to support in principle this proposed development subject to clarity and conditions on matters e.g. access track, Green Space.

1. Support OR object in principle
2. Defer any resolution until after 21 April (deadline for leaflet drop feedback)
3. Do nothing at this stage, preferring to wait until the actual planning application is submitted to TVBC.

RESOLVED: by unanimous decision, option 3: 'Do nothing at this stage, preferring to wait until the actual planning application is submitted to TVBC'.

Joint Planning Group to reconvene to progress the resolution passed by WTPC (who are the principal Parish Council) supporting in principle this proposed development in order to fully consider 1) feedback from leaflet drop and 2) clarity and conditions on material considerations relating to the development e.g. access track, Green Space.

18/23

Date of next meeting

The date of the **Annual Parish Council Meeting** for **West Dean Parish Council** will be held on **Thursday 11 May 2023** in the **King George's Hall** immediately after the **West Dean Annual Parish Meeting at 6:30pm**

Being no further business, HU closed the meeting at 8:45pm.