BISHOP'S ITCHINGTON PARISH COUNCIL

(Planning Matters Only)

Minutes of the Meeting Held on 8 March 2010
Bishop's Itchington Primary School at 7.30pm

Present:

Cllr Kettle, Chairman	Cllr Tagg-Wilkinson	Cllr Robins
Cllr Maddison	Cllr Macaulay	Cllr Harries

Cllr Stevens (County) Cllr Mann (District)

Alison Biddle, Clerk to the Council

1 member of the public

1. Apologies

The following apologies were received and noted: Cllr Christian-Carter (working); Cllr Kanwar (working); Cllr Whittaker (away)

2. Declarations of Interest

None declared.

3. Public Forum

There were no matters raised during the public forum.

4. Planning

1. 10/00279/LDE
Application for Lawful Development Certificate for 21 fishing lodges and associated works (approved under appeal ref: APP/J3720/A/04/1137435, planning application ref: 03/02132/FUL, varied by application ref. 07/01701/VARY)
Bishops Bowl Lakes, Station Road

2. 10/00280/LDE
Application for Lawful Development Certificate for fisherman's clubhouse (permitted by application ref: 02/00004/OUT, with reserved matters approved under appeal ref: APP/J3720/A/05/1185388. application ref: 05/00517/REM).
Bishops Bowl Lakes, Station Road

3. 10/00281/LDE
Application for Lawful Development Certificate for manager's dwelling (approved by planning ref: S98/1653).
Bishops Bowl Lakes, Station Road

Each of the above applications was considered in turn. It was **RESOLVED** to make the following comments:

- A Certificate of LDE requires that either the use or activity has begun or a building has been substantially completed. "Use" and "activity" are clearly not relevant in any of these cases as

all three applications refer to buildings. None of the buildings can in any way be considered to be substantially completed because only trenches have been dug. There is no evidence of any actual building work having taken place.

- There seems to be some disparity between the dates of the appeal decisions and the dates for commencement of work as stated by the applicant.
- The trenches for the manager's dwelling appear to have been dug 6 years ago which raises the question of whether they are still viable.
- It is believed that the fishing lodges cannot be completed in the style according to which the original planning permission was granted, as the manufacturer of these chalets has now ceased trading.
- Given the importance the Inspector placed on mitigation measures for the great crested newts in respect of both the fisherman's clubhouse and the fishing lodges, is there any evidence that these measures were carried out before the trenches were dug?

Meeting closed at 8.50pm.

Signed……..Chairman

Date……..