

PISHILL WITH STONOR PARISH COUNCIL

**Minutes of Virtual Meeting held via Zoom
on Tuesday 2nd February 2021**

Present:	Mr. T. Dunn	Chairman
	Mr. S. Stracey	Vice-Chairman
	Mr. R. Collett	
	Mr. R. Hunt	
	Mr. S. Haq	
	Mrs. P. Pearce	Parish Clerk

Also present: Applicant: Mr. T. Daniel

Parishioners: Objectors' spokesmen: Mr. Ingemar Jonsson, Mr Paul Stebbings
Miss M. Burley, Mrs. G. Evans, Mr. P.G. Godfrey, Dr.B.Snell, Mr. and Mrs. T. Walton, Mr. W. Watson
Representatives from neighbouring Parish Councils: Ms. A. Smiith, (Watlington Parish Council);
Mr. P. Willis-Fleming (Swyncombe Parish Council)

The Chairman welcomed all those attending stating that this meeting was solely to consider Planning Application no: P21/S0047/FUL at Grove Farm, Patemore Lane, Pishill RG9 6HH.

1. Apologies for absence None
2. Declarations of interests and dispensations re: items on the agenda None
3. Planning Application P21/S0047/FUL Grove Farm, Patemore Lane, Pishill RG9 6HH.
 - a) Address by Mr. Terry Daniel of Daniel Family Homes
Mr.Daniel informed the meeting that he is a green belt specialist planner who has interests in holiday lets, including tree houses and romantic holiday accommodation. He has had advice on the design of the proposal and had a pre-application enquiry with the local authority.
Mr.Daniel wishes to create five-star accommodation, allowing no pets or children, in the Green Belt. He is proposing spending £70,000 on specialist glass to mitigate the possibility of light pollution.
He suggests that it will be possible for the potential occupants to walk to local public houses for lunches etc.
He feels that a major cause for concern amongst local residents would be the possibility of noise, and to mitigate this there is a studio flat included in the proposal to accommodate a manager.
Mr.Daniel stated that this has been the culmination of a three-year project, on which he has spent a considerable amount of money and throughout which he has tried to respect the Area of Outstanding Natural Beauty.
 - b) Objectors' spokesmen:
Mr. Paul Stebbings introduced himself and Mr. Ingemar Jonsson to the meeting.
Mr. Stebbings has lived in Pishill with his family for the past 17 years and Mr. Jonsson and his family have been in Pishill for 15 years.
Mr.Jonsson opened by stating that this is a green field site in the AONB which, in his view, should not be developed. It does not fall within the remit of the Watlington Neighbourhood Plan and is at odds with the Green Belt and AONB.
He considers that it will have a devastating effect on the locality, with its proposed 16 sq.mtrs

3. Planning Application P21/S0047/FUL Grove Farm, Patemore Lane, Pishill RG9 6HH. (cont)

- b) of window glass. Light and noise pollution in a very quiet and dark area of the valley is inevitable.

The accommodation will comprise 22m x 4 m small units with flat roofs.

The units will be too close to the road, with parking at the bottom of the site, which is prone to flooding.

The project will result in an increase of traffic, and it is suggested that a survey should be carried out to verify the speed of traffic, including that of the cyclists who use the road so frequently.

Mr. Stebbings then addressed the meeting. He had carried out an investigation into the background of Mr. Daniel's business interests. In 2019 the business had been described as 'retail sales' and he suggested that the holiday units were a 'Trojan horse' designed to potentially develop multiple homes.

Mr. Stebbings considers the site to be unsustainable, with no shops pubs, places of interest nearby, and no local businesses have expressed a need for staff to be housed in the vicinity. Mr. Stebbings outlined the background of the previous application, where Pishill with Stonor, Watlington and Swyncombe Parish Councils had all objected to the proposals, together with 16 neighboring residents.

Altogether, the proposal is detrimental to the locality and disturbing to the community, and it is entirely possible that the initiative of Dame Cheryl Gillen MP to form a Chiltern National Park would prohibit such developments in this type of locality in the future.

Mr. Jonsson reiterated the fact that the proposal is within the Green Belt and AONB and presented 'renders' to illustrate the likely impact on the Patemore Lane area. These included:

The prefabricated buildings shown as almost as tall as the existing barn;

The position of three of the units on hardstanding, together with parking;

A render of the overall view of the units in situ;

A render showing the intense darkness of the valley at night, with no street lighting currently in situ.

The proposed house and flat shown in relation to the road;

The view from Mr. Stebbings' home;

The view from Mr. Jonsson's home;

A render showing the likely light pollution in the dark valley.

Mr. Daniel briefly spoke to the meeting, reiterating the fact that the £70,000 of glass proposed would be of specialist standard. Mr. Dunn commented that the councillors had all read his application thoroughly and invited the parish councillors to comment:

Mr. Stephen Haq Mr. Haq agreed with the views of the two objectors; he felt that this is an inappropriate proposal for the area, even if acceptable elsewhere. Under SODC planning policies G2 and G4 the application would not be permitted. The road and area is extremely dark and quiet at night and would be substantially disrupted by the proposal. The units are also very close to the neighbouring homes.

Mr. Haq therefore objects to the proposal.

Mr. Richard Collett Mr. Collett stated that this is a non-agricultural development on agricultural land. The advice received by the applicant appears to conflict with the SODC Development Plan. The height of the units will be visible from the road and local houses and would spoil the area. It might be different if the units were placed out of sight of the road and adjacent houses.

Mr. Collett (cont)

The valley itself is beautiful and peaceful and such a development is abhorrent to the local people and whilst Mr. Daniel maintains that the units would provide ‘romantic accommodation’, they would not be romantic to the rest of the community. It would appear that this proposal could give way to eventual commercial development.

Mr. Collett objects to the proposal

Mr.Simon Stracey Mr. Stracey agreed with the previous two councillors’ comments and added that there is a very strong possibility of flooding of the site, since a considerable quantity of water flows down into the proposal area from the neighbouring field, through which the existing public footpath is frequently flooded. Mr. Stracey considers the proposal to be ‘hideous’ and strongly objects.

Mr. Richard Hunt Mr. Hunt felt that, as representatives of the parish, there is a need to preserve the green area we all live in. Additionally, this will result in an extra volume of traffic, including cyclists, who are already a problem on the B480 (Patemore Lane).

Mr. Hunt objects to the proposal.

Having listened to the presentations, Mr. Dunn also declared that he would object and invited a show of hands of all those in attendance. With the exception of the applicant, all voted to object.

Mr.Dunn advised the meeting that the Parish Council would now construct a letter detailing the objections for submission to SODC Planning.

Mr. Dunn thanked Mr.Daniel for his presentation, also Mr. Stebbings and Mr. Jonsson for their presentations and the visiting councillors and parishioners for their attendance. He declared the meeting closed at 19.10.

.....Chairman