

THE PARISH COUNCIL OF ST MARGARETS-AT-CLIFFE

Minutes of the Ordinary Monthly Meeting of the above Parish Council held on Monday 13th September 2021 at 7pm, at St Margaret's Village Hall.

Present : Cllrs Rebecca Simcox (in the chair), G Simcox, A Newton, A Fielding, P Blake, J Harris, S Creed, together with Clerk. Apologies received from Cllr T Gilham (holiday). Cllr Smith absent due to illness. District Cllr Martin Bates in attendance. Apologies received from District Cllr Oliver Richardson. County Cllr in attendance briefly from 7.40pm.

Public in attendance: Penny Bailey, David Hart, Peter Wells together with via video screen Sandy Liggins, Talina Wells, Brendan Wells, P Sadler, Christine Waterman).

Public participation:-

Mr Wells reported several abandoned traffic cones on Bay Hill near St Margarets Road and further down the hill - Clerk will report to Highways. Mr Wells reported that fence has recently been erected around White Cliffs Cottage.

Penny Bailey reported problems created by contractors lorry parked in the High Street near Swiss Cottage, near Reach Road junction. Community Warden to be advised.

David Hall thanked Cllr Bates for his help during recent waste/recycling issues - food bins still not being collected. Re Reach Road - road is still flooding near holiday camp; Cllr Bates advised this is on Kent Highways worklist to be done this year (before March 2022). David advised that Alexandra Road remains impassable and branches across the road making it impossible to walk there. Clerk will contact PROW and Kent Highways again.

David questioned if EDF would be able to access the sub station following installation of gate on Lighthouse Road - Cllr Newton will speak to Jon Barker at National Trust in this regard.

Sandy Liggins asked re filling of salt bin at Ash Grove. Delivery dates to be checked with KCC. Sandy asked re any progress on footpath ER276 - PROW currently taking up to 4 years to deal with these cases. Sandy raised question of damaged wall near Church gate - Cllr Bates advised that DDC would not undertake repairs for "aesthetic reasons". Sandy will email him with further details.

Sandy asked if PC maintenance man could sweep Church steps (she is currently doing this). Cllr Blake will liaise.

1. The minutes of the Parish Council meeting of 13th July 2021, having been circulated to all Councillors, were confirmed as a correct record of the meeting.	
2. <u>Declarations of interest</u> Cllrs R Simcox and G Simcox declared an interest in item 8 on the agenda, given family relationship to Club Secretary.	
3. <u>Reports from County/District Councillors</u> County Cllr Steve Manion:- <ul style="list-style-type: none">Noted current public consultation on booking system for waste/recycling centres.	

- Advised that unaccompanied asylum seeking children are once again being accepted by KCC although they continue to push Government for a wider share of this issue around the country.
- Mis-use of blue badges being seen across the County - KCC will prosecute in these cases.

District Cllr Martin Bates:-

- Bins - Following difficulties during August, the situation is now better with daily reports showing that 100% of collections are now taking place. Garden waste collection has been suspended - DDC to consider extending the subscription period or offer a discount for next year.
- Dover Fast Track - project continuing and construction on link road from B&Q roundabout to Dover Road, Guston to begin in spring.
- Internal Border Facility - Project now passed from DoT to HMRC and DDC meeting with them fortnightly. Two IBF's now involved, one to handle imported goods involving HMRC and the other for perishable goods/livestock (managed by DEFRA). Guston will see a smaller HMR site - one quarter of the size initially planned.
- Community grant - Winter round of community grants remains up and running and the date for applications has been extended to 20 September. 49 applications received so far totalling £81,837.22.
- Car park - compacting work undertaken over summer. They will be looking at further measures here which may entail a planning application. Budgets currently being explored.
- Church wall - now dealt with.
- Groynes - condition survey was due in July (believed undertaken) to ascertain level of repair works for each one with detailed schedule of works to tender. Update to follow next month.

Community Warden:-

- Written report received and noted.

4. **Planning**

- a) Cllr R Simcox gave an update
- b) , following meetings of the Save the Glebe Field group over summer months. First exhibition in this respect took place yesterday which was well attended with around 100 people coming along. Further exhibition to take place next Sunday 19th September.

People directed to the DDC Planning portal from the Parish Council webpage. Reported that crowd funding set up and currently stands at £2,450. Planning consultant and solicitor appointed (AFA Planning Consultants and Leonie Cowen & Associates). Invoice from AFA at £895 to be paid by Clerk - Councillors felt this was a good report and provided good information for planning objection.

Clerk to deal with invoice

Leaflets have gone out to all the village. Save the Field Group ably supported by Christine Waterman, Richard Hall and Steve Goulette.

Current objections on DDC website stand at 202 (3 in favour).

IT WAS RESOLVED to send objection (attached) to planning application 21/00936 in respect of the Glebe Field

Clerk to submit

c) The following applications, dealt with under delegation to Clerk since July meeting, were noted:-

- | | | |
|----------|---|---|
| 21/00172 | Erection of a single storey rear extension, insertion of rear dormer and side windows to facilitate a loft conversion -
Adare, High Street | No objections |
| 21/01170 | Variation of Condition 1 (compliance) and 2 (approved plans) to incorporate design changes of planning permission DOV/17/01137, to include changes to the front and rear apex windows (application under Section 73) -
Site at 36 and 38 The Droveaway | <i>Strongly object to any increase in height - original Planning Officer comments remain pertinent. The proposed development, if permitted, would by virtue of its dimensions, design details and siting, including increased base height to the dwellings, increased height to the dwellings and garages, increased use of engineered materials and proposed retaining wall, result in an obtrusive and incongruous form of development out of context with, and causing harm to, the street scene, which taken in combination, represents poor design, contrary to the aims and objectives of the NPPF at paragraphs 8, 11, 127 and 130 in particular.'</i> |
| 21/01169 | Erection of a single storey rear extension, front porch, 2no. replacement higher level windows to rear first floor, replace rear ground floor window with French doors, insertion of 2no. rear dormer windows and 1no. additional front dormer window (front porch, rear conservatory and garden store to be demolished, 2no. first floor side and rear dormer windows to be removed) -
15 Droveaway Gardens | <i>No objections but neighbour comments re over-looking pertinent</i> |
| 21/01145 | Erection of a detached dwelling with basement parking, driveway, landscaping, construction of retaining walls and steps (existing dwelling to be demolished) -
Ivy Bank, 33 Granville Road | <i>No objections</i> |
| 21/01219 | Erection of a detached dwelling, bridge, steps to first floor front entrance with glass balustrade, rear and side roof terraces with glass balustrade and screening, and steps to rear -
Lahouge, 30 Salisbury Road | <i>No objections</i> |

21/01252 Erection of a single storey side extension and insertion of door and window to existing rear garage elevation -
4 Glebe Close *No objections*

21/01249 Erection of a detached dwelling with driveway, associated parking, cycle shed, and recycle store -
Land Rear Of The White Cliffs Hotel, High Street
The proposed dwelling has significantly greater mass than the building approved in 19/0112 and would have a dominant effect on the street scene. The design, with its slate roof and white Upvc windows, would be inappropriate in a location bordered by 18 th century buildings. It would not make a positive contribution to the local character and distinctiveness of the Conservation Area and consequently would not comply with paragraphs 185 and 192 of the NPPF.
The mass and position of the building could have a detrimental effect on the occupiers of Grove Cottage.

The following comments were made on new applications received:-

21/00936 Erection of a three storey building comprising 7no. self-contained flats, 4no. detached dwellings and 3no. terrace dwellings, new vehicle access, turning head, parking and landscaping -
Land To The South East Of 1-9 St Georges Place, Reach Road
Strongly object - per attachment to minutes

21/01264 Conversion of detached garage to habitable accommodation, erection of side dormer window, extension of first floor terrace and alterations to windows and doors -
White Cliff Cottage, The Front
Strongly object - proposal would harm the setting, in the AONB and adjacent to SSSI. Traffic in that area is being discouraged by the Parish Council. The application, if granted, would set a precedent being significantly outside the village confines

21/01331 Insertion of 4no. windows to front and rear loft gable walls -
The Convent House, 31 The Droveaway *No objections*

21/01296 Erection of a single storey rear extension with raised decking -
Westcliffe Lodge, Bovine Lodge, Dover Road, Westcliffe *No objections*

21/01213 Erection of two-storey front, rear, both side extensions, replacement roof, balcony with glass balustrade, external stairs to first floor side elevation, rear first floor balcony, link attached double garage, formation of new vehicular access and associated parking (existing roof, front, rear, side extensions, and garage to be demolished) -
West View, Station Road *No objections*

- Alexandra Road and footpath at St Vincent Road - both reported.

Hedge in The Droveaway - reported to Kent Highways.

- Gardening / hedgecutting scammers have been at work in the village.
- Application for Bluebirds Cafe has gone to appeal after refusal.

6. Re Transfer of land plots from Estate of J Thorne

- Cllr Newton advised of contact from those dealing with the estate of Mrs J Thorne, who had owned two small parcels of land within the South Foreland Estate. The administrators of the estate are happy for the Parish Council to take on these plots, with a minimal cost of £10. IT WAS RESOLVED that this be taken forward with Clerk to provide details of solicitor.

Clerk to deal

7. Finance

(a) Quotations still awaited re Play Area surfacing / KGV wall.

(b) The following payments were approved:-

Castle Water	£64.62
Idverde Ltd - grasscutting (June)	£192.74
JJM Electrical - re defibrillator	£190.00
Aber Services Ltd - re Reach Road pond	£2,102.48
AFA Planning Consultants (initial payment)	£537.00
Mrs R Simcox - USB adaptor	£8.99
NEST - Pension (Council/Clerk)	£200.85
Credit card	£32.00
R Purchase - July invoice	£1,000.00
PKF Littlejohn - audit fee	£480.00
Jane Cook - July salary	£1,253.97
Office expense	£41.94
HM Revenue & Customs (July)	£265.72
Mrs J Parnell - cleaning	£116.00
Google Ireland (July)	£41.40
Playforce Ltd (play inspection)	£180.00
Idverde Ltd - grasscutting (July)	£192.74
CPRE - annual subscription	£36.00
Mr I Miller - quarterly invoice	£1,160.00
Castle Water	£64.62
NEST Pension (Council/Clerk)	£200.85
R Purchase (August invoice)	£1,065.00
Kent County PFA	£40.00
Tarki Technology Ltd - annual fee	£35.00
Jane Cook - August salary	£1,253.97
Office expenses	£32.85
HM Revenue and Customs (August)	£265.72
Google Ireland (August)	£41.40
AFA Planning Consultants (second invoice)	£537.00
Mrs R Simcox - address labels/internet power injector	<u>£26.23</u>
	£11,659.09

Receipts:-

Cemetery fees	£1,000.00
Credit interest	£1.10 + £1.09
Refund from Castle Water	£383.62

(c) Clerk advised of completion of external audit - completion statement to be placed on PC website.

Clerk to deal

(d) IT WAS RESOLVED that update Financial Regulations be adopted, taking account of para 6.20 re acquisition and use of PC credit card.

Clerk to deal

8. **Cricket Club** - request for additional funding re KGV Pavilion extension. Unfortunately, KCC grant will be less than originally thought and building costs have increased. Club is seeking £1,500 extra funding from the PC making a total of £4,000. IT WAS RESOLVED to approve a total amount of £4,000 from the Parish Council

Clerk to advise

9. **ROSPA Report** - now received identifying various maintenance issues for play equipment. Cllr Blake had met with Playdale re the issues identified and, to include two "Tango seats" to replace the current swings, this comes in at a cost of £2,752.46 - IT WAS RESOLVED to accept this and Cllr Blake will take forward.

Clerk to liaise with Cllr Blake

10. **Correspondence**

- Steve Manion re library changes.
- Katherine Messenger DDC re Parish settlement confines.
- Mr S Wolsey re erection of fence on Bay Hill.
- KALC CEO Bulletin (including link to litter petition).
- Cllr Richaardson re youth activities during summer.
- K Brinicombe re trail bikes from Churchill Close to Lighthouse Road.
- Darren Bridgett DDC re Coastguard Cottages design review.
- Heather Waller PROW office re ER37 steps.
- DDC Regeneration re site allocations comments.
- DDC re Settlement Boundary review - video.
- Kent Highways Traffic Schemes re Mayfield Cottage.
- Keith Gowland - KALC Dover Area Committee minutes.
- Kent Highways re road closure of Reach Road from 6 September.
- Peter Wallace DDC Planning re treatment of consultee views.
- KCC - Booking to visit a Household Waste Recycling Centre consultation.
- Andrew Thorne - The Estate of Mrs June Thorne - Proposed transfer of Land.
- Pillory Barn - re event at Betteshanger Park 30 September.
- A Bullock re overgrown section of Droveaway Gardens footpath.
- Paul Harwood, Leisure Planning re planning pre-consultation for Installation of telecommunications equipment at Holiday Park.
- River Jarvis - monthly report.
- T Wells re White Cliffs cottage, planning application: 21/01264.
- KALC re KCC Vision Zero Road Safety Strategy launch - September 15th.
- Cllr Bates re application for telecoms masts at Holiday Park (forwarded from Peter Wallace)
- Mr and Mrs Shimell re use of tennis courts - Clerk to reply.
- Kent Highways re closure of Kingsdown Road 27 September.

Clerk to deal

11. **Councillor Reports**

- Cllr Newton re South Foreland Valley - continues to receive phone calls from Dougie at Dover Security Services re various issues, including: youths trying to kick in the new steel door; campers; off-road bikers; parties. Advised that Jon Barker spoke to recent biker with two toddlers on the front advising that his vehicle would be seized if he returned. A problem with the amount of litter left is still evident. The gate at the top of Lighthouse Road is now in place, with the one for The Front awaited.
- Report received from Mel Wrigley of WCCP - chalk blue butterflies have returned to the Valley (very rare species), down to management of the Valley. They continue with cutting back the hemlock and have started on removal of Canadian Golden Rod - a very invasive plant. Beach Road - edges etc have been tidied. A new Ranger has been appointed (Jason Moore). Skipton Building Society approached PC re filming an advert in the Valley which was approved - a sum of £600 was quoted in this respect. Guided walk of the Valley to be undertaken by Mel Wrigley on 23rd September, at 10am from Lighthouse Road.
- Clerk asked to write to Stagecoach expressing thanks of residents re driver courtesy over the past summer.
- Cllr George Simcox will have a progress report for next month re logo/branding.
- Cllr Fielding re Gridlock Group - following a lengthy preparation of suggested improvements by the Gridlock Group, it seems that most suggestions were "non standard" in Kent Highway terms. Natalie Elphicke approached re meeting with KCC Head of Transport - he replied stating that he would not attend but would ask a senior officer to be in touch. The Gridlock Group would like to take this back. Cllr Fielding advised that the new Vision Zero strategy by KCC may be useful with St Margarets offering to be a pilot case. Contact will be made and outcome awaited.

Clerk to deal

Clerk to place on agenda

12. **Village Maintenance / Matters affecting the Parish**

- Playing field inspection undertaken by Cllr Blake with report provided. He is still awaiting the quote for repairs to the KGV boundary wall. Sign for Play Area has sharp edges at top - he will liaise with maintenance contractor to deal. Ross Purchase continues to deal with small maintenance issues identified. Alexander Field - hedge trimming has been undertaken but further trimming may be needed before installation of new benches; also Cllr Blake will liaise with Rhino Plant re trimming top of hedge. Volunteer may be needed re watering of PO Corner and flower bed in dip - request will be made in Parish magazine.
- Queen's Jubilee - Cllr George Simcox happy to take this forward, to include local organisations and post-Covid celebration.
- Re bench request - Cllr Harris will speak to applicant to see if an alternative site can be identified (on next agenda).
- SMBCA - request for funding re village character appraisal - £5k. Following discussion, the Chair allowed Mr Wells to speak in this respect. Mr Wells is of the opinion that such an appraisal would benefit the whole village - KCC have committed £1,500 towards anticipated costs of £10,000. Brendan believes this would provide a framework for future planning applications. Cllr Fielding asked that Mr Wells provide any information received from DDC/Cllr Richardson. Cllr Fielding will speak to Peter Wallace at DDC in this respect. SMBCA will provide a report for next month and this to be on agenda.

Cllr Blake will continue to deal

Cllr G Simcox to deal

Cllr Harris to deal

Clerk to place on agenda

Following discussion, IT WAS RESOLVED that a budget of £4,000 be set for sourcing of new lights etc for Christmas. Cllr G Simcox is looking to set up a Christmas task force to include himself Cllr Blake together with local business owners.

Cllr G Simcox to take forward

13. Information received - quotation from Vurleys re Reach Road Pond to stand until next meeting - further quote also to be sought.

Clerk to liaise with Cllr Gilham

There being no further business, the meeting closed at 9.40 p.m.

Confirmed:

Chair

13th September 2021

St Margaret's at Cliffe Parish Council objections to DOV/21/00936

This application follows a similar application (16/01028) that attracted a high level of objections from the community although the application was withdrawn before the Parish Council could submit its views.

The Parish Council now sets out its range of objections to 21/00936.

Background and history of the site.

The site known as the Glebe Field (or St George's Field in DDC list of Open Spaces) has been used for community purposes since the late nineteenth century.

What is now known locally as The Glebe Field or Glebe Meadow was originally part of a larger plot of land owned by the church. In the late 19th Century, a large 4-bedroom Vicarage was built on part of the land and regular village fetes and bazaars and celebrations were held in the Vicarage gardens and on the Glebe Field. In 1902 the first Parish Hall was built on the land and this part of the village became the centre for both indoor and outdoor communal village activities with convenient facilities at the hall to support events held in the field.

By the time the Vicarage was sold in 1984 all communal outdoor activities had long since moved to the Glebe Field. When Sir Fred Cleary's St Margaret's Bay Trust bought the Glebe Field from the Church in 1972, he consistently pledged to retain the majority of land for local recreational and community use. In his autobiography Sir Fred described how the Trust bought the land to protect it for recreational use. In the April 1972 edition of the local Parish Magazine he contributed an article in which he confirmed intent to protect the land: *This land is now preserved for ever and the Trustees have let the land to the Church Council at a nominal rental.*

There is substantial photographic evidence that the amenity has been used for village events such as fetes, sports and maypole dancing from 1911 when there were celebrations of King George V Coronation to the last fete in 2013. The Scouts Group regularly used the field until 2015 when the Bay Trust fenced off the site. In that year an ACV was granted but this expired in 2020.

This year the applicant held a very brief, online only consultation with the community. The published results indicate that out of 299 replies over 90% gave strongly negative responses.

The evidence of regular use, together with the large number of objections from residents to this and the previous application, demonstrates the value that the community at large places on this area of open space and should in itself warrant protection.

Status of the site

The site is designated open space and is protected by Policy DM 25 of the Core Strategy. The site's value lies in its contribution to the Green Infrastructure Network, to visual amenity in the village, to cultural and social heritage and to the protection of the setting of the AONB.

Dover District Council Authority Monitoring Report 2019-2020 provides an annual update of housing land supply and sets out the Council's position in relation to future housing land supply in accordance with NPPF. It states: "Using net housing figures, the assessment demonstrates that at 1st April 2020 the Council had a five-year land supply. At that point in time, there was 6.16 years of supply which equates to a surplus of 728 dwellings once an additional 5% buffer has been taken into account to ensure choice and competition in the market for land". Due to the Glebe Field site's current protected status and open space designation and in the absence of any compelling or demonstrable need to release more land for housing in the village, development of this site for housing would depart from the Development Plan. The release of the site from protected status and its removal from the Green Infrastructure Network would result in a deficiency of this type of open space in this community.

Open Space Assessment

The applicant makes reference to The Dover District Council Open Space Assessment, December 2019. This report was commissioned by the DDC and prepared by Consultants on behalf of the Council. It is

noted that the same Consultants also prepared the report in support of the current application and this calls into question the value of this report. The Assessment document does not feature on the Council's website and, as noted by the Planning Inspector in the recent Marlborough Road, Deal appeal, it should be awarded limited weight (paragraph 14 of Appeal Decision). The Inspector also stated in his dismissal of the appeal that the fact a site is privately owned and fenced off does not preclude it from listing as a protected open space.

The Applicants have referred, in their application, to the adopted open space standards and methodology. But this applies only to 'accessible green space' as set out in paragraphs 1.25-1.28 of the Land Allocations Plan. The site is no longer publicly accessible. Accordingly, the application for housing should be determined on the basis of compliance with criterion vi of Policy DM25 of the Core Strategy. The application claims that there are sufficient other open spaces for the community. But the nearest are the King George V Field and Reach Close and neither is suited to hold the scale of public events that have used the Glebe Field in the past. The King George V Field is a cricket ground and used throughout the summer. Reach Close is open space for the residents of this housing estate and has a road running through its centre. Other sites mentioned in the report are beyond 300m distance. Therefore the Parish Council believes that the evaluation of the Glebe Open Space in the application is flawed and should be rejected. The Parish Council strongly refutes the applicant's claim that the open space is surplus to requirements.

Housing Development

The Parish Council believes that the proposed housing development of 14 dwellings is inappropriate in this location. It would create an urban type development out of character with the rural street scene.

The Core Strategy 2010 Policy CP1 Settlement Hierarchy provides that villages, such as St Margaret's at Cliffe, are a tertiary focus for development. Major sites (10 or more dwellings, according to DDC Statement of Community Involvement 2019) would ordinarily only be acceptable through a plan led approach or review of the local plan and call for sites. They would not normally be brought forward through the development management approach unless the site is allocated for this purpose, which it is not. As a "major site" application it cannot be described as "windfall development".

Residents' parking spaces are provided in the design but there is limited visitor parking, which would likely be in St George's Place. Whilst Kent County Council Highways and Transportation has raised no objection to the proposal, the impact of the development will result in a significant loss of on street spaces in St Georges Place (due to the new entrance, enlarged turning head and parking spaces directly off the road) and the proposed development would in practice result in overspill parking in St Georges Place causing significant impact on St Margaret's Village Hall. St Georges Place is regularly used for parking by those attending Village Hall events. This is material to the determination of the application.

The proposed Dover Local Plan has identified three other sites in St Margaret's for housing development and the Parish Council believes that these are likely to be more suitable than development which causes the loss of the Glebe Field.

Green Infrastructure Network

Prior to the application for housing development in 2016, the site was of high visual quality and was freely accessible, being used frequently by the Scout Group since the 1960s and in this regard contributed significantly to the District's Green Infrastructure Network and supported the aims and objectives of the Core Strategy.

Historic use of the field reflects its value as a social, cultural and visual amenity. The Parish Council wishes to restore these attributes for future benefit of the community.

It is uncertain at this stage whether the proposed method of construction, outlined in the application, is sufficient to mitigate tree loss and whether the proposed method would be adhered to during the construction phase if development was to progress. However, of greater concern are the effects on the

visual amenity arising from the loss of ten trees to accommodate the development and potential loss of further trees during the construction phase. Coupled with the loss of green space and infill of the site with buildings and areas of hardstanding, the effects are likely to be significant. The Parish Council believes this would result in harm to this valuable environmental asset.

Given the sensitivity of the surrounding landscape character, the infill of green open space and consequent loss of trees and vegetation is likely to harm the key relationship between the village, surrounding topography and the AONB. To protect the setting of the AONB it is therefore important that trees and public green spaces are retained as far as practically possible since they serve to facilitate the integration of the built fabric and surrounding landscape. The Parish Council believes the proposal is contrary to Policy DM 16 on grounds that is harmful to landscape character and will result in undesirable visual impacts that will affect the setting of the AONB.

Core Strategy policy DM25 Open Space

Applications 16/01028 and 21/00936 have generated a very high level of objections from the community and the Parish Council has received many representations which oppose any building on this site and wish to see it preserved as open space, as intended when St Margaret's Bay Trust originally bought the Glebe Field.

Accordingly the Parish Council believes that the relevant test against which the proposed development should be determined is criterion vi of Policy DM25 of the Core Strategy. This requires the Applicant to demonstrate that the site has no overriding visual amenity interest, environmental role, cultural importance or nature conservation value. It is not enough for the Applicants to claim that since the site is no longer accessible to the public and can at present no longer be used by villagers, it has no value and is thus surplus to requirements. The site holds meaningful purpose to the local community and contains many important attributes. These are:

1) The site is of social and cultural value locally. Its retention as protected open space is necessary to ensure the longevity of its social and cultural value (as per previous ACV listing).

2) The site forms a valuable area of unmanaged natural grassland in the heart of the village. It contributes significantly to the District's diverse network of Green Infrastructure and its natural state serves only to increase net biodiversity in the village.

3) The site is considered locally to enhance the rural /village character of the area and for this reason is highly valued. The site contributes significantly to local visual amenity and to health and well-being. If protected, the site could continue to serve and benefit those who live in the village. The Parish Council has offered to acquire the site from the owner and manage it for the benefit of the community.

4) The site serves to protect the setting of the AONB and to prevent uncharacteristic urbanisation of the village.

For all of the reasons outlined above the Parish Council strongly objects to application 21/00936 and believes it should be refused.