

**Minutes of a Virtual Meeting of Stanford Dingley Parish Council held on  
Monday 3<sup>rd</sup> August 2020 at 7.30pm.**

**Present:** Cllr. H. Fullerton (Chairman); Cllr. C. Dent; Cllr. A. Bucknell; Cllr. C. Plank; Cllr. E. Hanrahan; District Cllr. G. Pask; Mrs. H. Pratt (Clerk).

**Parishioners:** Peter McCurdy; Pea Brodhurst; Didi Brodhurst; Barry Potier; Carol Garbutt; Triston Elder; David Alderton; Stuart Baldwin; Tom Bucknell; Abbie Margot.

**1        Public Session.**

No items were raised during the public session.

**2        Apologies.**

There were no apologies of absence.

**3        Declaration of Interests.**

**3.1      Declarations of Interest in Agenda Items.**

Cllr. Fullerton declared an interest in application 20/01454/CERT for Church View Barn.

**4        Planning – To consider the following applications:**

**4.1      20/01629/FUL – Ivinghoe.**

*Replacement dwelling and landscape enhancements.*

Councillors discussed this application and raised a number of points both for and against the proposal.

Councillors were split in their opinions on the design; some were very opposed to the modern cubic design whilst some were more supportive of it. There was general concern about the flat roofs of the proposal, which were considered to be alien in the area; all other buildings in Stanford Dingley have a pitched roof.

The site is in a very prominent position within the AONB. It is the first site seen on entering Stanford Dingley from Chapel Row. It is also very visible from Public Rights of Way in the area and across the Pang Valley.

The Design Statement contains a number of illustrations of what the property could look like surrounded by trees and hedges. These semi mature trees and hedging are not currently on the site and not within any planting scheme, so give an impression of what the site will look like, once any dwelling is built with some artistic license. The drawings may be representative of what the site could look like in 20 years' time.

Concern was raised about the size of the dwelling in relation to both the size of the plot and the size of the existing bungalow. New builds in the countryside should be proportional to the building they replace. The current bungalow has a floor space of 87m<sup>2</sup>, the proposed dwelling has floor space of 287m<sup>2</sup> over two floors and excludes the proposed garage (58m<sup>2</sup>). It was suggested that smaller sized dwellings are needed in order to maintain the diversity of the parish.

It was questioned how much the design has changed from the previously refused application (17/01828/FUL). There have been no significant changes in planning policy since the previous application was refused. This application contains a very full and thorough Landscape Appraisal. It was suggested that the proposed dwelling is contrary to Planning Policy C7 in terms of proportionality, scale and massing.

The meeting was **closed** for members of the public to speak.

Mr. Alderton commented that a lot of very subtle changes have been made since the last application, including a reduction in the amount of glazing. All of the changes made have been in response to the Landscape Appraisal. Mr. Alderton feels that the application is policy led; in terms of proportionality, all applications are considered individually. A huge amount of time and funds have been spent on producing the Landscape Appraisal and the

resulting application. The artist impressions in the documentation give an impression of what may develop in time.

Parishioners gave a number of comments on the application, largely they applauded the design, but that it had to be in the right location. Parishioners were split on their views on whether this was the right location for the design. A comment was made that Stanford Dingley is a “special village with an Olde World feel and this design is so angular and cubist.” Concern was also raised about bungalows being demolished and rebuilt as “big houses.”

The meeting was **reopened**.

SDPC voted to **object** to this application with 3 members in favour and 2 against.

**4.2 20/01581/HOUSE – Little Shambles.**

*Ground level swimming pool with automatic safety cover surrounded by natural stone paving. Plant to be housed in existing adjacent shed. Pool to be heated by air source heat pump.*

It was agreed to **support** this application.

**4.3 20/01454/CERTE – Church View Barn.**

*Application for a Certificate of Lawfulness (Existing) for the use of land as residential garden land at Church View Barn.*

(Cllr. Dent chaired the meeting for this item)

It was noted that for CERTE applications, the onus is on the owners to prove the existing use of the land for a period of 10 years. It is therefore up to SDPC to either endorse the owner’s proof or to provide factual evidence against it.

It was agreed that SDPC has **no comment** to make on this application.

**5 Date of next meetings: Monday 7<sup>th</sup> September 2020 at 7.30pm.**

There being no further business, the meeting closed at 8.40pm.

Signed:

Date: