

Mabe Parish Council Planning Committee

Minutes – 29 August 2024

Minutes of Mabe Parish Council held on Thursday 29 August 24 at 1800 hrs, Mabe Parish and WI Hall, Antron Hill, Mabe.

Councillors present: Councillors: P Tisdale (Chair), T Tindle, B Galke, K West.

Officer support: Clerk/RFO

Minute no:	Agenda Items
PC.24.25.016	Apologies for absence – None
PC.24.25.017	Members’ Declarations of Interests – None
PC.24.25.018	To approve written requests for dispensation – None
PC.24.25.019	<p>Public speaking – Parishioners raised concerns regarding PA24/03865, namely:</p> <ol style="list-style-type: none"> 1. That a commercial premises was being proposed in what is a residential area. 2. The volume of traffic that the site would generate if approved. 3. Damage to the access road to Estuary View. 4. That the plans are unclear whether this is a change of use from agricultural to commercial. 5. Could the current access gate be moved elsewhere if permission is granted to prevent disturbance to Estuary View.
PC.24.25.020	Planning applications:
	<p>a PA24/03865 – Following a discussion:</p> <p>Resolved - Mabe Parish Council do not support the planning application and would ask that it be refused.</p> <p>Whilst the application seems to lack detail and relevant information required to comply with numerous aspects of the MNDP. It is unclear if the applicant sites’ location and proposed site plan include the Estuary View access road, as the blue line's do not join.</p> <p>It is also unclear if the application is just for change of use from existing agricultural to B8 [storage & distribution], as it also references private use of certain aspects.</p> <p>In the figures stated for existing floor space [22 sq. m.] it is again unclear how this was calculated. At the time of the MPC site visit/ inspection, two old shipping containers were apparent, although it is questionable, if these were ever granted planning consent.</p> <p>Be that as it may the application fails to comply with Mabe NDP policy 1, Sustainable development.</p> <p>Policy 8a, e, & f as it fails to protect or enhance biodiversity.</p>

		<p>Policy 9 the application fails to provide information or consider the impact of the development on non-designated heritage assets.</p> <p>Policy 11. The application fails to provide safe and effective access for vehicle and pedestrians.</p> <p>Policy 12. The application would have a negative effect on green infrastructure and fails to enhance the landscape.</p> <p>Policy 14. The proposed development is outside of the development boundary.</p> <p>Policy 18.a, b,& e the application fails to meet the requirements of the Mabe NDP design requirement.</p>
	b	<p>PA24/06404 – Noted, no comment at this time.</p>
<p>There being no further business to discuss the meeting closed at 1830 hrs</p>		
	<p>Signed by Chair</p>	