

# **CARLTON PARISH COUNCIL**

## **Minutes of an extraordinary meeting held at Saint Andrew's Community Hub, Main Street, Carlton at 7.30pm on Wednesday 17<sup>th</sup> December 2025**

**Present:** S G Tupling (Chairman), R G Arnold, J H Boston, I Sarson, M A Vann (Councillors), M A Cook (Borough Councillor), Mr & Mrs T Phillips (representing the applicants), 31 members of the public, C J Peat (Clerk).

### **1. Administrative matters**

#### **a) Apologies for absence from Councillors**

There were none.

#### **b) Declarations of interests (including Disclosable Pecuniary Interests) and requests for dispensations in respect of items on the agenda**

There were none.

### **2. Minutes of the meeting of 12<sup>th</sup> November 2025**

**It was resolved** that the minutes be confirmed and they were signed by the Chairman.

### **3. Planning application 25/01127/FUL Change of use to community open space, land west of Barton Road, Carlton**

#### **a) Description of application**

The Chairman outlined the application. The submitted Planning Statement stated that it was a permission in principle application (PIP) for nine dwellings, together with a full application for the change of use of land to community open space. However, H&BBC Planning Officers had advised that the current application was only for the change of use and a separate application for the dwellings would be submitted later.

The community open space would be a rectangular area of about 2 acres to the west of the building site and to the north of a paddock and a parcel of woodland. Access to the community open space would be off Barton Road and along the northern side of the proposed building site. The community open space would be in open countryside and separated from the settlement boundary.

The Chairman introduced Mr T Phillips (one of the three applicants) who described his family connections with the village and the benefits of the proposals. Similar projects in his own village in Worcs had provided significant benefits to the community. Mr Phillips stated that the application for change of use would be linked to the application for 9 dwellings, and that if the applications were approved the building land would be sold to a developer. The land for community open space would be offered to the PC with a donation of £20k towards the cost of establishment. If the applications were refused, an appeal would be lodged and the offer of £20k would be withdrawn. In response to questions Mr Phillips stated that the applicants would be prepared to consider placing covenants on additional land in their ownership to prevent further residential development.

### **b) Questions and comments from members of the public**

About 20 members of the public took part in this discussion, which included clarifications from Mr Phillips, Cllr Cook and the Clerk. There were strong objections to residential development outside the settlement boundary, and fears that approval of the current proposal would lead to additional similar proposals and uncontrolled expansion of the village. There were concerns that a developer could submit amended plans for the proposed houses once the site had been sold.

The proposed community open space was thought to be too small in relation to the amount of residential development proposed, and too distant from most houses to attract use. The proposed access was circuitous along a dark lane with no footway and the site was on wet land. There were concerns about the impact of traffic, lighting and disturbance on wildlife, including rare polecats and tawny owls, in a neighbouring Victorian spinney and rewilding project. The site was also close to a deep lake which might lure young people into danger.

Parish Councillors endorsed these concerns. Support for this application would encourage other applications for land outside the settlement boundary. The proposed community open space was poorly located in an area of open countryside and too far away from residential areas to attract use. It would not be large enough for a cricket or football pitch, would not be a suitable location for a pavilion or car park, and the site was wet. The proposed access was poorly located, long, and appeared to be too narrow for a maintenance vehicle to pass a pedestrian.

### **c) Comments on the application for submission by Carlton Parish Council**

**It was resolved** that the PC object to this application on the following grounds.

- (i) The applicant has failed to demonstrate that the proposed community open space cannot be located adjacent to the settlement boundary in accordance with Policy DM4 (a) of the Local Plan.
- (ii) The proposed community open space would be located in open countryside and would have a significant adverse impact on the local landscape contrary to Policy DM4(i) of the Local Plan.
- (iii) The applicant has not defined what they mean by 'community open space' or stated how the area will be managed or who will own it.
- (iv) The proposed community open space is not directly accessible from the core residential area of the settlement and is therefore unlikely to attract significant use. The PC considers that the costs of establishment and management as an area of public open space would be very hard to justify.
- (v) The proposed access to the community open space is poorly located and would require users to walk along an unlit country lane without a footway, and then along an access track. It would not be in the interests of public safety to encourage users – particularly children and young people – to access this site. The site would not be easily accessible for disabled people.
- (vi) The proposed access track to the community open space appears to be very narrow, and may not be wide enough to accommodate maintenance vehicles and pedestrians.
- (vii) The proposed community open space would not be overlooked, which would not be in the interests of public safety.
- (viii) The proposed community open space is too small to accommodate a cricket or football pitch.

- (ix) The proposed community open space is a very wet field and not suitable for seeding with grass for formal or informal recreational use.
- (x) The introduction of a car parking area and/or a sports pavilion or clubhouse to the site would have an urbanising effect on an area of attractive open countryside.

Should the Local Planning Authority be minded to approve this application, the PC requests conditions that

- (a) Access to the proposed community open space shall be through the existing gated access and along the northern side of the settlement boundary.
- (b) Access to the proposed community open space shall be at least 4.5m wide and surfaced with bound materials, and shall include a footway to current LCC Highways standards from Barton Road to the proposed community open space.
- (c) A ditch and hedge shall be provided along the northern boundary of the site.
- (d) The community open space shall comprise a gift of land to the PC without conditions as to use, in order to allow the PC maximum flexibility in managing this site.

Mr & Mrs Phillips and 10 members of the public left the meeting at this point.

#### **4. Preliminary works for the churchyard wall rebuilding project**

Zoe Massey of Haywards Architects had quoted a fee of £500 + VAT to be project architect (p.1994/7 refers). **It was resolved** that Zoe Massey be appointed project architect.

A preliminary site meeting on 27 November had been attended by Z Massey (Architect), J Davey (Structural Engineer, Davey Corp Ltd), the Chairman, Cllrs Vann and Arnold, and the Clerk. In a written report, J Davey had recommended (i) that the eastern section of the wall, including the easternmost pier, be taken down and re-built on new concrete foundations; and (ii) that an arboricultural surveyor be contacted to confirm the stability of the adjoining tree during any proposed works. J Davey had submitted a quotation of £1,050 + VAT to prepare designs and drawings, including a calculation pack for Building Control. **It was resolved** that this quotation be accepted.

Quotations to inspect the adjoining tree had been received from AT2 Tree Survey (£295) and Hill Fort Trees (£650 + VAT). **It was resolved** that the quotation from A2T be accepted.

Quotations to carry out a topographic land survey, underground utility survey and utility desktop report had been received from Castle Surveys (£1,650 + VAT) and NJC Surveys (£945 + VAT). **It was resolved** that the quote from NJC Surveys be accepted.

**It was resolved** that £2,790 be transferred from the Fixed Asset Fund to general funds to cover the expenditure above.

**It was noted** that LCC Highways would require a s171 licence application (£300 fee) for excavations in the highway, together with streetworks cards for operatives etc. This would be a matter for the contractor.

**It was noted** that this project was eligible for support from the H&BBC Environmental Improvement Fund. The Chairman and Clerk **were authorised** to make application to this fund and any other sources of grant aid. The Chairman and Clerk were **also authorised** to make application for a Faculty or Archdeacon's Certificate as required by the Diocese.

The total cost of this project was not yet known. For budgeting purposes it was considered realistic to allocate £30k with grant support of £10k at this stage. This cost could be met by transferring £13k from the recreational land fund and an allocation of £7k from an increased precept in 2026-7. The recreational land fund might then be restored by allocations of £6.5k in 2027-8 and 2028-9.

**4. Date, time and place of the next meeting**

**It was resolved** that the next meeting (Finance) be held at 7pm on Wednesday 14<sup>th</sup> January 2026 at Saint Andrew's Community Hub, Main Street, Carlton.

The meeting closed at 20:45 hrs.

**Signed** \_\_\_\_\_

**Date** \_\_\_\_\_