

HEADLEY PARISH COUNCIL

Minutes of an Extraordinary Meeting held via ZOOM
at 7.30pm on Monday 13th July 2020

PRESENT

Cllr David Preedy – Chairman
Cllrs Laverty, Pickard, Steventon, Furr & Coe
Tracy Hamer – Clerk
21 members of the public in attendance

1. **APOLOGIES** Nil
2. **DECLARATIONS OF INTEREST** Cllr Preedy noted that should any discussion regarding Judicial Review commence, he would leave the meeting whilst this was ongoing, due to his ongoing role on the MVDC DM Committee.
3. **MINUTES** of the meeting dated 18th May 2020 were read and approved.
Proposed by Cllr Coe and seconded by Cllr Pickard

4. **MATTERS ARISING**

Cllr Preedy thanked everyone for attending and noted that the public participation during this meeting would be limited to a review of the emails received from members of the public prior to the meeting. He also noted that Mole Valley District Council had declined an invitation to give a presentation and take questions. Cllr Preedy confirmed to those present that Parish Council members are aware that Headley Residents Action Group have written to the Secretary of State requesting a call-in of the decision regarding MO/2020/0185.

FEEDBACK FROM MEMBERS OF PUBLIC WITH REGARDS TO MO/2020/0185 – HEADLEY COURT

Cllr Preedy summarised the major themes of concern submitted by parishioners following the meeting of MVDC Development Management Committee on 1st July 2020, as follows:

- The decision itself
- Call-in
- Sustainability
- Highways
- Environmental/loss of trees
- Greenbelt
- Personal permissions
- Number of properties
- No masterplan
- Debate process
- DM Members not read papers
- Unbalanced opinion
- Others – Equine/Cycling Community ignores; raise in the press

TO CONSIDER THE PARISH COUNCIL RESPONSE TO THE MVDC DEVELOPMENT MANAGEMENT COMMITTEE CONSIDERATION OF MO/2020/0185 – HEADLEY COURT

Cllr Preedy invited Parish Councillors to comment with regards to a **call-in** as follows:

Cllr Coe – supports the PC to call-in the decision based on sustainability, green belt policy, unfair assumptions underlying the highways assessment and disregard of personal planning consents given to the MOD. Also noted contradiction of planning policy detail given to Headley PC and residents when MVDC officers have presented to the village on previous occasions.

Cllr Laverty – supports the PC to call-in the decision and does not believe a balanced and holistic view of this application can be taken, given the lack of an overall masterplan.

Cllr Steventon – supports the PC to call-in the decision and concerned at lack of understanding around green belt policy and the misunderstanding that the entire site is in the green belt, not the 10% that was stated during the DM committee hearing.

Cllr Furr - supports the PC to call-in the decision and noted that some parishioners feel that the strict constraints that apply to their process concerning their own planning applications have not been applied in this case, as well as the disregard of personal planning consents given to the MOD.

Cllr Pickard - supports the PC to call-in the decision and also added that parishioners feel duped by the decision to override personal planning consents given to the MOD.

Cllr Preedy – endorses comments from Members and supports the PC to call-in the decision. Also noted that he feels the personal planning consents would not have been approved without the support of Headley parishioners, which have now been crucially ignored in the process.

It was resolved that Headley Parish Council will write to the Secretary of State to formally call-in the decision made by MVDC Development Management Committee on 1st July 2020 regarding the approval of MO/2020/0185 on the following grounds:

1. Sustainability
2. Greenbelt
3. Transport
4. Lack of clarity regarding previous historical personal planning permissions granted by MVDC to the MOD.

Proposed by Cllr Preedy and seconded by Cllr Coe and unanimously agreed.

Cllr Preedy invited Parish Councillors to comment with regards to a **complaint to MVDC** as follows:

Cllr Coe – noted a lack of balance in the Officer's report which showed bias towards the developer – it was not clear how much of the written detail in the Officer's report was lifted from the applicant's narrative. No level of technical detail from any objections found their way into the report. Cllr Coe is also concerned that personal opinion was shared, rather than an objective attitude. Straight answers were avoided, notably concerning green belt, provision of footpaths to the village centre and the viability of the Headley Hoppa. The 'summing up' was poor and missed key points. Only 3 DM members said they had conducted a site visit.

Cllr Furr – noted the clear lack of knowledge of DM members regarding the road network and felt that topics were closed rather than effectively debated. Sustainability was not included on the list for debate.

Cllr Laverty – noted the volume of paperwork sent to DM members late in the day and the open admission that some had not had time to read it prior to the meeting. Therefore, no valid judgement can be made and the meeting should have been deferred.

Cllr Steventon – feels that DM members are not qualified to make a decision which isn't subjective and unbalanced given the late nature of supporting paperwork. Sustainability was omitted from the planning officer's summary and also the debate agenda.

Cllr Pickard – also in agreement that the meeting should have been deferred to allow DM members time to read the relevant paperwork.

Cllr Preedy – No further comments to make but summarised the key points:

- The debate was not conducted in a satisfactory manner
- Lack of balance in the Officer's report and from the officers during the DM meeting
- Too much material to read
- Choice of debate topics not covering key issues
- Majority of DM members had not visited the site knowing the details of the application
- Failure to take the opportunity to defer the meeting

It was resolved that Headley Parish Council will issue a formal complaint to MVDC following the MVDC Development Management Committee on 1st July on the above points.

Proposed by Cllr Laverty and seconded by Cllr Coe and agreed with 1 abstention.

It was resolved that Headley Parish Council will write and issue a press release summarising the decision to write to the Secretary of State to formally call-in the decision made by MVDC Development Management Committee on 1st July 2020.

Proposed by Cllr Preedy and seconded by Cllr Laverty and unanimously agreed.

It was also unanimously decided that there will not be a press release detailing the decision to issue a formal complaint to MVDC regarding conduct and governance issues during the Development Management Committee meeting on 1st July.

A newsletter will be prepared and delivered to all residents informing them of the decision to write to the Secretary of State to formally call-in the decision made by MVDC Development Management Committee on 1st July 2020. This will also be shared on the PC website, as well as with key influencers including Sir Paul Beresford MP, HRAG and TWEA.

The meeting closed at 8.51pm.

The next meeting date will be held remotely on Monday 27th July at 7.30pm.

Signed: Chairman

Dated: