

**Minutes**  
**Berrick Salome Parish Council**

An Extraordinary Meeting of the Berrick Salome Parish Council was held at Berrick and Roke Village Hall on Thursday 27th January 2022. The reason for calling this meeting was to address item 3 below.

Present:

Ian Glyn [IG] (Chair)  
Ellie Cross [EC] (Vice Chair)  
Craig Tribe [CT] (Treasurer)  
David Bridgland [DB] (Councillor)  
Mike Craven-Todd (MCT) (Councillor)  
David Turner (District Councillor)  
Chris Cussens [CC] (Clerk)

1. Apologies for absence  
None
2. Declarations of interest regarding items on the agenda  
None
3. Planning Application  
[P21/S4214/FUL](#) for erection of a single detached dwelling (as amended by plans received 17 January 2022) on land adjacent to Stonehaven, Berrick Salome

The Chairman initially sought the views of parishioners present at the meeting. The applicant was given an opportunity to state his case.

Following discussion, the PC voted to support the application with a request to the SODC Planning Officer that he takes five points into consideration when reaching a decision on the matter. These are provided in the Appendix to these minutes.

4. To consider any other matters the Chairman deems urgent arising since the preparation of this Agenda  
– for information only.

No matters raised.

## **Appendix: Points to be taken into consideration by SODC**

- 1) The proposed house sits within the Berrick Salome settlement boundary, as defined by the Berrick Salome Parish Neighbourhood Plan (BSPNP) BER1.
- 2) The site already has planning permission granted for a five-bedroom house, P19/S4530/FUL.
- 3) Although this amended application was supported by BSPPC, at a public meeting, it generated much debate from councillors and parishioners as to its mass and scale in relation to its plot's width and proximity to its neighbours. Also, whether it changed the rural look of this part of Berrick Salome.
- 4) At the meeting It was noted that this new application, although it has the same width of footprint as the granted permission, is now a full two storey house from boundary to boundary. This gave rise to the point that it changed the street scene from a rural one to a more urban look, not in keeping with BER 2. BER 2 (the design policy of the BSPNP) states Development should build upon local identity by capturing the spirit of local architecture Also Proposals must show clearly how the scale, mass, density, layout and design of the site, building or extension fits in with the character of the immediate area and wider context within the village. The scale of new developments should conserve and enhance the rural character and appearance of the village and its landscape setting as defined in the adopted Character Appraisal.
- 5) BSPPC requests that the planning offer takes the above points into consideration when reviewing this application as it may set a precedent for the future look of Berrick Salome's street scene in any subsequent housing applications.