Wickham Bishops Parish Council

Minutes of Extraordinary Parish Council Meeting
held on Wednesday 9th September 2026 at 7.30pm
in the Village Hall Boardroom

26/175 Those Present and Apologies for Absence
In the Chair: Cllr Wardrop. Present: Cllrs Bass, Bates, Layley, Mickelsen and the Clerk. Apologies were accepted from Cllrs Morgan, Nappo and Williams. There were no members of the public present.

26/176 Declaration of Interests and Compliance with the Ethical Framework None

26/177 Public Forum None

26/178 Planning Applications and Decisions

Cllr Bass took the chair for this item.

26/00496/FUL Land at Magellans Rest, Grange Road Retention of residential building and proposed alterations to change from 2 dwellings to 1 dwelling. **Resolved:** After much discussion, the recent site meeting by the Planning Committee and taking account of the complexities of the site and the various retrospective applications, members agreed unanimously to recommend REFUSAL on the following grounds:

- The site is outside the development boundary, contrary to LDP Policy S8.
- Development in this location is 'backyard development' i.e. development within the residential area of Magellans Rest. An additional dwelling here is out of keeping with the area, contrary to LDP Policy H4.
- The dwelling has insufficient and usable private amenity space as specified by LDP Policy D1.
- The development is too close and at odds with the Listed Building (Magellans Rest, a designated heritage asset) contrary to LDP Policy D3.
- WBPC Neighbourhood Plan, Policy WBH 01 provides that development should respect the local character, historic setting and natural assets of the surrounding area. It does not.
- This development constitutes an intensification of residential use on an agricultural, farmyard site.
- The introduction of a residential dwelling and associated paraphernalia has resulted in inappropriate urbanisation of the site and has a harmful impact on the rural character of the area, contrary to LDP Policies S8, D1 and H4.
- Is the property fully compliant with modern building-control requirements, including insulation and energy-performance measures?

- This development is already subject to a demolition order by MDC's Enforcement Unit and granting planning permission would be incompatible with that order.

26/00497/LDE Magellans Rest, Grange Road Claim for lawful development certificate (existing) for erection of a building and use as a residential dwelling. **Resolved:** Members recommended REFUSAL on similar grounds to the 26/00496 with an additional comment relating to the recently amended NPPF, whereby "substantial weight" should be given to the balance for refusal, despite the number of years the unauthorised development had been in place. The applicant had made applications in the past and would have known of the need to apply for planning permission. It could reasonably be concluded, therefore, that the failure to do so in these cases was intentional.

26/00501/LDE Magellans Rest, Grange Road Claim for lawful development certificate for a dwelling on the ground floor of the Double Garage on the basis of continuous use as a dwelling for in excess of 10 years. **Resolved:** Members recommended REFUSAL on similar grounds to 26/00496 and 26/00497.

26/00502/FUL Magellans Rest, Grange Road Retrospective planning permission for construction of holiday accommodation associated with shooting business. **Resolved:** Members recommended REFUSAL on similar grounds to 26/00496.

The Planning Officer would be urged to consider all the applications together and their overall impact on the site.

26/00588/HOUSE 2 Leigh Drive Single storey side & rear extensions, new porch & canopy to front, incl aesthetic alterations, & swimming pool & summer house to rear. **Resolved:** Members agreed to recommend REFUSAL on the grounds of overdevelopment of the site and the close proximity and impact of noise on the immediate neighbours from the swimming pool plant room.

It was noted that the following application was to be considered at the North-Western Area Planning Committee, 9th September:

FULM/MAL/25/00421 Rosedale, Lea Lane, Great Braxted S73A application for a change of use to create 12 additional Gypsy Traveller pitches incl erection of shared day room, formation of hardstanding & erection of outbuildings & storage container.

26/179 Date of Next Meetings:
Parish Council Meeting, Tuesday 6th October 2026, 7.30pm Village Hall Boardroom
Parish Council Meeting, Tuesday 3rd Nov 2026, 7.30pm Village Hall Boardroom

26/180 Close of Meeting There being no further business, the meeting ended at 8.24pm.