MORETON MORRELL PARISH COUNCIL

MINUTES OF PLANNING MEETING HELD ON 15th September 2026

PRESENT:	**Councillors:**	G Slora (Chair), S Bowler, B Keavy D Butler, A Parry, E Edwards, J Gordon
	District Councillor:	A Parry
	County Councillor:	G Cowcher
	Clerk :	
		Members of the public

1. Public participation

Public participation was allowed throughout item 4 discussion.

2. Apologies for absence

The Clerk , Pam Routly

3. Declarations of Interest

Cllr Parry as a neighbour

4. Planning Applications

a. New Applications to consider at this meeting

26/01909/OUT Proposed : Outline planning permission with all matters reserved, except for means of access from John Taylor Way, for residential development of up to 23 dwellings, sustainable drainage infrastructure, public open space, green infrastructure, landscaping, and ancillary works. At For : : Land At John Taylor Way And, John Davis Drive, Moreton Morrell

Cllr Parry explained the proposal was outline planning for up to 23 dwellings on the land known as triangle field owned by MM College. It was not the final plan and the layout etc was just indicative and could change, but tonight was an in-principle decision on whether we supported development on that location.

The land in question had been the subject of various applications over the years including one many years ago for 35 dwellings which went to appeal and was lost due to density and lack of green space. The land was also identified in the MM Local Plan approved last year which identified this site plus 2 in Brook Lane as suitable for development.

She then explained the difficulty that SDC were currently in due to changes by the current government and the fact that SDC did not have as required a 5 year land supply plan identifying all land in the District which could be used for housing to fulfil the number of houses the Govt required SDC to build in the next 5 years. As such we were at the mercy of developers who could put in plans on land anywhere in the District and SDC were having difficulties turning applications down.

Cllr Croucher confirmed the difficulties the DC were having and agreed that it was best to accept reasonable schemes rather than having something unsatisfactory being forced on us at a later stage.

Members of the public raised the following concerns:-

- Jo Ford asked how many houses MM were required to have under the plans and what was the situation re the playing field and could traffic calming measures on John Taylor way and the farm road be included.
- Malcolm White was concerned about parking on JT Way and about the Flow Gas Tanks opposite the development and what gas supply would development have?
- Simon Jones proposed we reject due to flaws in application re lack of local amenities within 2-3miles and that there was no specific allocation of houses for MM and we did not need or want these as local schools , health facilities etc already oversubscribed.
- Simon Hetherington supported rejecting the proposal and again sited lack of local facilities.

Cllr Parry then read out a long letter from John and Lynn Beckett which had been sent to the planning officer asking if this was approved that the layout be changed so a green space barrier was between houses in Chestnut Grove and the new homes, lighting low level, drainage issues especially if site proposed was at a higher level as flooding concerns.

Cllr Edwards commented that she was minded to support as this was a proposal in line with village local plan and felt as a Parish Councillor we must consider what was right for the whole village and the proposal from the college included a legal agreement recently drawn up to transfer the freehold of the playing field to the village, and included the ability to build new village facilities in the future , but not be sold without large overage. Her view was this was a valuable asset for the village enjoyed by most parishioners and to secure this for the village as part of these proposals was a very good arrangement.

Cllr Bowler and Cllr Butler agreed with these sentiments.

Cllr Keavy added if we refused this there was nothing stopping another developer putting in a proposal for 35 houses and we may lose the deal on the playing field.

Cllr Gordon also felt this was the best deal we could achieve and we needed to get on with it Cllr Slora then outlined the choices facing the PC, there was then some discussion from Cllr Cowcher that we could offer no objection but add some of the issues and caveats that had been discussed.

Cllr Edwards then said as we had identified this land in our local plan and this was in line with what we thought was acceptable plus we had a very good offer from the college regarding the playing field to area, we should support and moved this for a vote. This was seconded by Cllr Gordon and the vote was carried 6 in favour of support, with Cllr Parry abstaining.

The Clerk sent the following response to SDC :-

Moreton Morrell Parish Council acknowledges that all villages across the district have to take an element of new housing development which will inevitably have an adverse impact on some neighbouring properties and residents. With regard to this outline application, the site has been the subject of potential development for some 15 years with an application for 35 dwellings dismissed at appeal in 2016.

In view of the updated NPPF introduced last month in August 2026 by the government, the parish council understands there is now a presumption in favour of sustainable development, unless the adverse impacts outweigh the benefits when assessed against the framework's new national decision-making policies.

As a potential small housing development, it is located alongside a large public open green space with a well-equipped recreational playing field; the Black Horse Pub, Moreton Morrell Primary School, the Church and Moreton Morrell College are all within walking distance together with easy access to a network of public footpaths and a new wildlife walk. In addition, the site which lies adjacent to the Built-Up Area Boundary was identified as a reserve housing site for 20 dwellings in the Moreton Morrell Parish Plan, adopted by Stratford District Council in January 2025.

MMPC is therefore in support of this application for up to 23 dwellings off John Taylor Way as it will protect the future of the village playing field, which is one of the community's most important assets and because SDC does not have a five-year housing land supply and the proposed density is less harmful than previously submitted applications.

However, MMPC's support for the application is subject to the following:

• A planning condition must cap the development at a maximum of 23 dwellings, recognising that the Moreton Morrell Parish Plan identified 20 units as the preferred number for the site.

• Any future developer must engage with the parish council on the housing mix proposed at the full application or reserved matters stage. In particular, homes backing onto Chestnut Grove should be open-market detached properties, and smaller, more affordable homes should be distributed more evenly across the development.

• A meaningful landscaped open gap must be provided between the existing homes in Chestnut Grove and the proposed new dwellings.

• The scheme must prevent raised ground levels from adversely affecting existing surface-water drainage or neighbouring properties • The potential impact of light pollution on the area's rural character must be considered and mitigated

Finally , the layout must provide vehicle access to the adjacent playing field (only access) as per current outline plan . The Clerk Moreton Morrell Parish Council

It was agreed to include various of the villagers concerns as comments to be considered when the full application was received.

5. <u>Any other business allowed by Chairman</u>

None.

The meeting closed at 8.35pm