

**Minutes of a meeting of East Chiltonton Parish Council Planning and Environment Committee, held on 29<sup>th</sup> May 2018 at East Chiltonton Church**

**1. Present:**

Mary Symes (chair), Elizabeth Harrison, Jodie Smith, Carol Funnell (minutes). 10 members of the public, including the applicants

**2. Apologies:**

Roger Nurse, Chris Farmelo, Julia Tingle

**3. Declarations of interest:** none

**4. Public question time.** All discussion focused on application [SDNP/18/01297/FUL](#)

A parishioner read a short statement of objection. She stated that whilst not against all development and had not objected to other proposals, she felt this application will have a major impact on the immediate community and that the scale has barely changed. Therefore, possible problems with noise persist, particularly because of the proposed terraces. She stated that the existence of the wedding business is not immaterial to the application and that the farm is no longer operating as such, but rather becoming a tourist facility.

Another parishioner was in agreement with the first speaker and added that the plan does not support farm diversification and is not re-use, but a new build. She noted that no structural engineer's report has been supplied and questioned whether the existing frame will support a conversion.

Another parishioner expressed concern at loss of agricultural buildings. Sewage treatment was also raised.

A resident stated that the plans did not comply with SDNP policy. Refusal of a previous application notice points to the size and volume as unsustainable and this had not been addressed or resolved.

The applicant responded by noting the quantity of objections and went on to explain the history of the applications. To date there have been three applications for the conversion of the barn; the first was withdrawn and the 2<sup>nd</sup> was supported by planning officers but was refused at PAC and an appeal is in process. This is the 3<sup>rd</sup> application and the design has changed to accommodate concerns raised.

The applicant explained that he had not had an engineer look at the structure but that he was confident that the existing frame would be sound. He stated that the barn is redundant as a farm building as it is not possible to fit modern machinery into it. He stated that the farm would continue to be viable and sustainable as the haylage grown serves the livery business on site. The land is farmed by a neighbouring farmer under a share agreement and traffic movements of large farming machinery will not increase as the previous farmer had also brought in his own equipment. He addressed the sewage question by noting that a new system has just been installed.

There was further discussion of the size of the building, in which residents stressed the possibility of it being let to large parties and the applicant responded that they had to work with the size of the existing building.

The applicant noted that those that had previously objected had been invited to come and view the proposals but only two had taken them up on this offer. There was some discussion and dissent with regard to this point.

**Public question time finished at 8pm**

5. **SDNP/18/01297/FUL** *Land at Wootton Farm ,Novington Lane BN7 3AU - Proposed change of use and conversion of existing building to form holiday lets; surrender of storage yard (B8) use; and use of workshop as ancillary outbuilding*

A site visit had been made on Saturday 27<sup>th</sup> May by councillors Symes, Harrison and Nurse. Council discussed the proposed plan and all were in agreement that, despite the redesign, several of the problems of the previous application were still relevant. Specifically:

The scale of the plan was still a major concern and in addition the design lends itself to large gatherings. This, combined with the outside terraces, is likely to create noise and disturbance for immediate neighbours. The proposal therefore contravenes planning policy with regard to local amenity and disturbance.

Council discussed the lack of a structural engineer's report and agreed that there is a possibility that the proposal will lead to a new build rather than a conversion.

Councillor Smith was particularly concerned about the impact of traffic in a narrow single track lane and argued that a further increase in the levels of traffic on Novington Lane could only be viewed as detrimental. Council agreed that the distance to public transport is contrary to policies that emphasise sustainability. Council agreed to object to the proposal on these grounds.

6. **SDNP/18/02339/HOUS** *Ashingate Holding, 3 Novington Lane BN7 3AU-Single storey ground floor side extension.*

On Sat 27<sup>th</sup> May, councillors Nurse, Symes and Harrison met with the applicant and viewed the plans on site. The proposal constitutes a relatively small addition to both the current house and in terms of the overall built area on the site. Therefore, no objection was raised.

Meeting closed at 20.35