

**DRAFT**

**STEEP PARISH COUNCIL - PLANNING COMMITTEE**

**CHAIRMAN:** Nick Hurst

**CLERK:** Jenny Hollington

**Minutes of the Planning Meeting held on 1<sup>st</sup> April 2019 at Steep Village Hall at 7.00 p.m.**

**Present:** Cllrs. Nick Hurst (in the Chair), Simon Bridger Terry Cook  
Chris Laycock Peter Cruttenden Jim MacDonald

**In Attendance** District Councillor, Nick Drew  
Clerk, Jenny Hollington

There were 9 members of the public present at the meeting.

19/23 **APOLOGIES:** None received

19/24 **MINUTES** – The Minutes of the Planning Committee Meeting held on 4<sup>th</sup> March 2019 were approved and signed.

19/25 **DECLARATIONS OF INTEREST** – Cllr. Simon Bridger declared an interest in application SDNP/19/01184/FUL and did not take part in the discussion or decision-making process for this application.

19/26 **PUBLIC COMMENT** – Public comment all related to application SDNP/19/01184/FUL - the retention and temporary change of use of existing B1 Light Industrial Usage to B2 for the preparation and storage of rally cars at Burryers Common Farm Cottage – it was agreed to take the comments when that item was reached on the agenda:

19/27 **PLANNING** – Current planning applications were discussed as follows:

SDNP/19/00 828/FUL	<b>Variation of condition 5 of SDNP/18/05392/FUL to allow substitution of plans 402 and 403</b>	Mill Meadow Field, Mill Lane, Steep GU32 1AD.	<b>No Objection</b>
SDNP/19/01 076/HOUS	<b>Ground floor side extension following removal of conservatory</b>	Little Waggoners, Tankerdale Lane, GU33 7QY	<b>No Objection</b>
SDNP/19/00 981/LIS	<b>Listed building consent – Internal repair and investigation works including demolishing of derelict brick shed and redundant brick chimney breast</b>	Little Ashford Farm, Ashford Lane, GU32 1AA.	<b>No comment</b>
SDNP/19/01 184/FUL	<b>Retention and temporary change of use of existing B1 light industrial usage to B2 for the preparation and storage of rally cars</b>	Burryers Common Farm Cottage, Pratts Lane, Steep Marsh GU32 2BJ	<b>See below</b>

SDNP/19/01184 - Retention and Temporary change of use of existing B1 to B2 – Burryers Common Farm:

- A neighbour set out the reasons why he did not agree with the content of the planning statement and said that he vigorously objected to the proposed change of use.
- Another neighbour said that he was surprised that the applicant has reapplied for B2 given the strength of local feeling to this application.
- A Steep Marsh resident, living close to the Brickyard Industrial Unit, pointed out the lack of enforcement by EHDC. She said she was very concerned that a precedent would be set if B2 were to be allowed at Burryers Common Farm.

- A Steep Marsh resident pointed out the damage being caused to the verges and lanes by industrial traffic and expressed concern at the noise caused by the racing cars in the lane.
- Mrs. Bridger explained that EHDC had advised them to apply for the temporary B2 to enable the current tenant to remain. It was stressed that they didn't want to fall out with their neighbours but pointed out that for the farm to survive diversification is necessary.
- The District Councillor said that if there are compliance issues at the Brickyards that are not being addressed by EHDC, residents should ask him to follow this up with the Compliance Team on their behalf.

Cllr. Laycock said he had spoken to the Case Officer who confirmed the temporary permission would be reviewed by EHDC after 6-months and only covered the current tenant. If there are compliance issues within the initial 6-months the temporary permission would be revoked.

It was pointed out that the SDNPA Local Plan supports farm diversification and suggested that perhaps a middle ground could be found that would satisfy the applicant, neighbours and local community. Following discussion, it was agreed to seek an extension to the consultation period to enable the Parish Council to seek further clarification and advice from EHDC. A further meeting will be arranged once this is known.

- 19/28 LAWFUL DEVELOPMENT CERTIFICATE – GARDEN HILL, ASHFORD LANE - The LDC for the extension to the garage block and formation of a granny flat over it, at Garden Hill was noted.
- 19/29 PLANNING APPEAL – ADHURST ST. MARY – SECURITY PANEL TO TOP OF EXTERNAL STAIRCASE – The details of the appeal were noted – there were no further comments at this stage.
- 19/30 EHDC FEEDBACK ON ISSUES RAISED – No feedback has been received on the status of the agricultural barn in Pratts Lane, or the concern raised about planning process for a retrospective application at Stoner Lodge.
- 19/31 DATE OF NEXT MEETING – To be arranged

The meeting closed at 7.40 p.m.