

**DRAFT**

**STEEP PARISH COUNCIL**

**CHAIRMAN:** Jim MacDonald

**CLERK:** Jenny Hollington

**Minutes of an on-line Parish Council Teams Meeting held on Wednesday, 8<sup>th</sup> April 2020 at 7.30 p.m.**

**Present:** Cllrs. Jim MacDonald (in the Chair) Kate Ashfield Terry Cook  
Peter Cruttenden Chris Laycock Jeff Graham  
Nick Hurst Jenny Martin

Clerk: Jenny Hollington

Two members of the public were present on-line for the meeting

**Minute Item Action**

20/50 **APOLOGIES** – Cllr. Simon Bridger had given his apologies.

The Chairman welcomed all present to the first Parish Council on-line Teams Meeting and explained that due to the coronavirus pandemic and the Government lockdown, it was not possible to meet as usual at the Village Hall. EHDC had been unable to postpone consultation deadlines which had made it necessary to hold this on-line Teams Meeting for urgent P.C. business.

20/51 **DECLARATIONS OF INTEREST** – The Chairman reminded Councillors of their responsibility to declare an interest in any matter on the Agenda. Cllr. Cook said that he would not take part in the discussion or vote on item SDNP/20/00822/CND, as a fellow farmer. He would be prepared, however, to answer any questions. It was queried whether Cllr. Hurst should declare an interest, as he had submitted an objection - Cllr. Hurst explained that the consultation deadline for residents had expired (the Parish Council had been granted an extension) and so he had felt it necessary to submit his comment. However, he believed he could listen to the discussion with an open mind and confirmed that he was not pre-determined.

20/52 **PUBLIC COMMENT** – As indicated on the agenda and in case of technical difficulties on the night, public comment had been e-mailed to the Clerk in advance of the meeting and had been circulated to parish councillors. It was summarised as below:

**Comments for SDNP/20/00822/CND – Variation of Condition 4, Lnad S.E. of Gardners Farm, Steep Marsh**

- A Steep Marsh resident said that he supported the numerous objections on-line all of which are extremely valid. He felt the location and the application to be wholly inappropriate and a cynical way of gaining B2 planning permission through the back door.
- A neighbour brought the Parish Council's previous objection to Councillors' attention and requested that they strongly restate their position. She pointed out that, as neighbours, they are particularly affected by the noise of the motor sports car business, especially on sunny days. She asked that, if the application is permitted, soundproofing be fitted to the barn, and workers asked to leave the site quietly.
- The applicant's wife explained that when the permission for temporary B2 was granted, their understanding was that the year had been granted to see if the tenant could comply with the conditions of the permission. However, in objections made on-line, claims are being made that the year was granted for the tenant to be given notice and to leave. In fact, the temporary permission allowed the planning authority to retain control over the site and

monitor the success of the conditions they imposed - therefore the applicants had been carefully monitoring any breach of the conditions. In the current financial climate, the consistent income provided by the diversified use of the barn is more important than ever in underpinning the future of the farm.

- A neighbour pointed out that there had been over 40 objections to the temporary permission the previous year. Because of the nature of the B2 temporary permission, complaints would have been pointless as B2 use does not specify limits to noise. If the planning authority believe that the business can continue at the site, then the temporary permission should be continued specifically for MH Motorsports and if the applicants dispose of the site or land, then the B2 use should revert to B1 immediately. This would maintain the livelihood of the applicants whilst at the same time protecting SDNPA as well as local people.

#### **Comment on Variation of Condition 2 – Viola Hill, Ashford Lane**

- The Parish Council had been made aware that the new building has not been built as per approved plans

#### **Comment on the application for a premises licence for The Lodge, Bushy Hill**

- A concern had been raised about the creation of a new business and the impact this would of additional traffic on the small narrow lanes. There are other options for accommodation/sale of alcohol at other premises which have better access within the parish.

20/53 PLANNING – To discuss current planning applications:

**SDNP/20/00822/CND Variation of condition 5 of SDNP/19/01184/FUL – Land S.E. of Gardners Farm, Pratts Lane, Steep Marsh GU32 2BJ.** It was agreed to maintain the Parish Council's previous view that the site is not suitable for B2 use and to object to the variation application to make the temporary B2 use permanent. However, as previously, they would be willing to support an application for a further temporary B2 extension for a maximum of 12 months or until the current tenancy is concluded. The purpose of the temporary extension would be to allow the applicant to find a new tenant and the tenant to find alternative premises. The application contravenes SDNP Local Plan Policies S21: Sustainable Development (4.7 and 4.10), SD7: Relative Tranquility, and SD40: Farm and Forestry Diversification

**SDNP/20/00912/CND: Variation of condition 2 (approved plans) of SDNP/16/00348/FUL (replacement dwelling), design revisions and changes to fenestrations – Viola Hill, Ashford Lane, Steep GU32 1AA.** It was agreed to state that Steep Parish Council have a difficulty with this application as there is evidence to suggest that the new building does not match plans. The Case Officer should carry out a site visit, before a decision is reached.

**SDNP/20/01178/HOUS: Extension of existing garage/workshop to provide additional single storey workshop space – Mill Fall, Mill Lane, Steep GU32 2DJ.** It was agreed to object to this planning application because of the sensitive and prominent site, the lack of a parking plan and the lack of information on materials and use of the building.

20/54 PREMISES LICENCE – The Lodge, Bushy Hill, Steep GU32 2DL.

It was agreed that Steep P.C. would not have an objection to alcohol being sold to guests at the bed and breakfast. However, they would be concerned if alcohol is to be sold off-site (to non b & b guests) because of the unsuitable location of the property which is only accessible via a narrow lane (on the grounds of public safety).

20/55 FINANCE

(a) Cheques – The following cheques for April payment were approved:

<b>Chq No.</b>		<b>Payee</b>	<b>Service</b>
100310	£21.00	Petersfield Town Council	Dog Bin - Feb & March
100311	£1,481.00	Frank & Bill	Lengthsman March + fence repair
100312	£24.20	J. Graham	Refund - printing costs - comm mtgs
100313	£972.36	J. Hollington	Clerk + Ink/stationery/leaflet
Total :	£2,498.56		

The Chairman announced that a £500.00 donation had been received from a Steep resident (who wished to remain anonymous) to be used on any out of pocket expenses for the Steep Volunteer Group, during the coronavirus pandemic. A new leaflet will be published and distributed to up-date current information and find out how people preferred to be contacted.

20/56 DATE AND TIME OF NEXT MEETING – To be confirmed.

The meeting finished at 9.29 p.m.