

**STEEP PARISH COUNCIL - PLANNING COMMITTEE**

**CHAIRMAN:** Graeme Fairley

**CLERK:** Jenny Hollington

**Minutes of the Planning Meeting held on Tuesday, 19<sup>th</sup> July 2016 at Steep Village Hall at 7.30 p.m.**

**Present:** Cllrs. Graeme Fairley (in the Chair) Peter Cruttenden Terry Cook  
Simon Bridger Nick Hurst

In Attendance Jenny Hollington, Clerk. There were 6 members of the public present.

- 16/32 **APOLOGIES:** Apologies had been received from Cllr. MacDonald
- 16/33 **MINUTES** – The Minutes of the Planning Meeting held on 4<sup>th</sup> July 2016 were approved and signed.
- 16/34 **DECLARATIONS OF INTEREST** – Cllr. Bridger declared an interest in the planning application being discussed.
- 16/35 **PUBLIC COMMENT** – The Chairman confirmed that he would receive comments/questions from the public on the planning application as it was considered by the Parish Council.
- 16/36 **PLANNING** – To discuss current applications: (Cllr. Bridger left the room).

SDNP/16/03012 /FUL	<b>Conversion of part of farm building into 3 holiday lets.</b>	Ashford Farm, Ashford Lane, Steep GU32 1AA	<b>No objection but concerns raised (see below)</b>
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Several concerns were raised by members of the public in relation to this application and included:

- Surface water run-off – there is an existing surface-water drainage issue in Ashford Lane which affects neighbouring properties and needs to be addressed.
- Sewage treatment facilities – the farm’s sewage treatment facilities would need to be adequate to handle the increased volumes resulting from the new development as well as from the existing agricultural activity - currently it appears that the system is struggling to cope.
- Traffic – there will be an increase in the flow of traffic along the narrow lane - there are only limited passing places and the beauty of the sunken lane needs to be preserved.
- Safety of children/tourists on the working farm site.

In response, Mrs. Bridger explained the intention of limiting the amount of larger farm vehicles using Ashford Lane by keeping the remaining cattle at the farm buildings in Steep Marsh. The safety of visitors would, of course, be a major consideration and the holiday lets would not be used during the busy Christmas turkey sales period.

Following discussion, it was agreed that the Parish Council would not object to the application but would raise concerns regarding surface water run-off and sewage treatment. In addition, a maximum number of parking places would be requested on-site, to ensure that visitor parking is contained with no casual parking on the lane to impede traffic flow.

It was suggested that any developer’s contributions arising from this development should be used towards improvements to the lane and its passing places in parallel with improvements to the drainage system (proposals for which the Parish Council would wish to be involved in).

- 16/37 **DATE OF NEXT MEETING** – To be arranged.

The meeting closed at 8.30 p.m.