

Melchet Park & Plaitford Parish Council

Minutes of meeting held at Plaitford Village Hall on 19th October 2015

Present

K Curtis (Chairman)
AW Porter

S Bowles
JPA Robson

N Curtis
CS Stacey

60/15 Apologies

No apologies were received.

61/15 *The minutes of the 21st September 2015 meeting were agreed and signed.*

62/15 Interests

No interests were declared.

63/15 Planning Applications

a) Wingates, Sherfield English Lane – retention of 2 dormers and loading platform to existing barn; use of building for storage in connection with field maintenance and uses ancillary to existing dwelling. TVBC ref: 15/02176

- i) The Parish Council objects to this application with the following comments.
- ii) There is no evidence of agricultural use of the land. It is therefore difficult to understand why quite so much storage is required. This building was granted consent for a barn - it is on agricultural land.
- iii) The need for a WC and basin was previously stated to be for the “the use of gardeners and workers using the fields”. This is for a total area of a mere 1.6Ha (only 1.2Ha outside the domestic curtilage). Although the WC etc. is not mentioned in the current application it is presumed that it is still present.
- iv) The “loading platform” appears more like a “Juliet balcony”, which by its very design would make loading very awkward. Where is the beam for the hoist?
- v) The use of glazing in the doors at the gable end and the division of the ground floor area into 5 separate areas is again unusual for agricultural storage purposes.
- vi) The installation of the dormer windows was in total disregard of the planning application which had been granted. It is also unusual to provide storage areas with curtains. The building does not now look like a barn and is totally out of keeping with other barns in the area.
- vii) The Parish Council recalls that the planning consent for the building at the front of the property was for a garage with storage over. If this building has been used for residential purposes for the last 10 years, but the current barn was not required until 2011, then the need for “storage” must have been quite minimal in the intervening 5 years. (The Parish Council notes that the garage doors in this building have been removed and it is seemingly being used for residential purposes.)
- viii) The current application is seeking permission for very vaguely described ancillary use in relation to the existing dwelling. It seems to the Parish Council that scant regard is being paid to planning regulations in order to get additional residential development in the open countryside which would otherwise be refused.
- ix) This “barn” is on *agricultural* land and its use should be restricted to *agricultural* purposes.

b) Old Oaks, 2 Purley Way – manège; retention of existing track. NFNPA ref: 15/00717

- i) The Parish Council supports this application for the reasons given below but would accept the decision of the officer.
- ii) This is making good use of land which is not ideal for much else and for this reason the application has the support in principle of the Parish Council. The gap between the manège and the ditch needs to be sufficient for the ditch to be maintained.

- iii) The retention of the existing track is supported since it appears to have been implemented to a high standard.
- iv) The Parish Council does not consider the visual impact to be a problem. It is for the NPA's officers to form a judgement on possible impact on trees, ecology, etc..
- v) The Parish Council does ask that if permission is granted a condition is imposed that restricts the use of the manege to private use only. Any commercial use, even on a small scale, would generate unacceptable parking difficulties in Purley Way.

Meeting closed at 7.55 pm

Date of Next Meeting

16th November 2015

Date sent

Councillors

Everyone else

DRAFT