

COLDWALTHAM PARISH COUNCIL

MINUTES OF THE PLANNING MEETING HELD on THURSDAY 1ST FEBRUARY 2018 at 7.30PM AT FIELD HOUSE, BROCKHURST FARM, WATERSFIELD

Those Present: Cllr T Burr
Cllr S Hewer
Cllr J Evans
Cllr A Lilley
Cllr A Hewitt

Cllr Burr chaired the meeting as planning lead.

P 17 / 18.00 PUBLIC PARTICIPATION - to receive comments made by members of the public.

There were none.

P 17 / 19.00 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

Apologies received from Cllr Dudman.

P 17 / 20.00 TO RECEIVE ANY DECLARATION OF DISCLOSABLE PECUNIARY INTERESTS

None received.

P 17 / 21.00 PLANNING

P 17 / 21.01 SDNP/18/00059/FUL BURY GATE HOUSE, BURY GATE, BURY

Restoration and enhancement of farm holding for contemporary farming practice, including provision of livestock barn and hard-standings, conversion of existing buildings to accommodate agriculture and drainage contracting business, including office and storage; refurbishment of existing residence and its part subdivision to provide holiday let.

Councillor Burr presented these plans to the meeting. He reported that he had made an informative visit to the site at the invitation of the applicants, the Clerk having explained to them that he would not be able to express any opinion in advance of this Council meeting.

The Council discussed the application. Members were favourably impressed with the clarity and level of detail provided by the plans and associated documentation. There was a clear vision for a revived farming enterprise, and attention had been paid to animal welfare. The proposals to enhance the residential accommodation were to be supported, both in respect of the 'Lodge' cottages, and the kitchen extension to the main house. On the former, the use of matching bricks was welcome, while on the latter, a more contemporary treatment fitted well at the rear of the house, and would not detract from its overall character.

The proposed new barn at the northern end of the site was massive by comparison both with the existing farm complex and with any other buildings in the area. Winter accommodation for livestock was accepted as essential for the revived farm, in view of the clay geology of the whole site, but a structure on this scale was going to be intrusive for this well-preserved rural landscape within a National Park. Whether it needed to be as high as nearly 10 metres was open to question, and might result as much from the desired angle of the solar roof panels as the internal clearance required within the barn. The area of the structure and surrounding apron was also extensive, and would generate

considerable run-off. It was essential that this water should not worsen the already dire state, in winter and wet weather, of the public right of way passing immediately to the north of the proposed barn.

RESOLVED: To support the plans for the existing complex, but to put to the planning authority the need to mitigate as far as possible the concerns about the new barn that had been raised in discussion.

P 17 / 21.02 SDNP/17/05406/HOUS OAKWOOD COTTAGE, COLEBROOK LANE, WATERSFIELD

Proposed erection of a part single storey part two storey rear extension and single storey side extension forming attached annexe.

AMENDED PLANS.

Councilor Burr presented these plans to the meeting. He pointed out that the only change was to move the proposed conservatory from the edge of the extended building to a more enclosed space within it. There was no change in the proposed floor area.

RESOLVED: To inform the planning authority that the Council had nothing to add to their comments on the original plans.

P 17 / 22.00 OTHER ITEMS

None.

Chairman:..... Date:.....