

## **MINUTES OF MEETING OF EAST STOKE PARISH COUNCIL HELD ON 1<sup>ST</sup> FEBRUARY 2007.**

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### **PRESENT**

Cllr Barry Quinn  
Cllr Simon Cross  
Cllr Tib Axon  
Cllr Rebecca Cady  
Cllr Neill Child  
Cllr Paul Whitmarsh

### **APOLOGIES**

Cllr Adrian Cullinane

The chairman explained that this meeting was held to address planning applications only as the normal Parish Council meeting had a full agenda.

### **DECLARATIONS OF INTEREST**

Simon Cross declared an undisclosed prejudicial interest in the Planning Application for Woodlands Camping Site and withdrew from the meeting when this was being discussed. Paul Whitmarsh declared a personal and prejudicial interest in the two applications for Hillview Farm. He also retired from the meeting whilst these applications were under discussion.

### **PUBLIC PARTICIPTION**

The following members of the public were in attendance:

Mr and Mrs Elliott  
Mrs Whitmarsh  
Mr R Whitmarsh  
Mrs Topp  
Mr J Barnes

Mrs Elliott explained to the meeting why they had previously withdrawn their application. The Chairman reiterated the points he made previously; that the letter to the Planning Officer accurately reflected the discussion at the meeting but the file note produced by the Planning Officer did not accurately reflect the discussion the Chairman had had with the Parish Clerk.

### **PLANNING APPLICATIONS**

- (a) 6/2006/1167 – Woodlands Camping Site – Change of use of existing shower block to 4 holiday flats. The view of the Parish Council was unchanged on this application. The majority of Councillors did not object to this application on its aesthetic impression and footprint within the established and well run site through re-use of existing buildings. The position within the AONB was again discussed at it represented a departure from the established use of the site for camping and a potential difficulty in setting a precedent. It was noted that the supporting design and access statement and other documents now focussed on the disabled access but some e-mails still refer to the quality of the site for tented camping. Section 4.6 of the Parish Plan recognises the need for a working countryside within the AONB but this needed to be sustainable. An increase in applications for holiday chalets

or cabins, as has been tried in the past, could be anticipated as other campsites also try and capture the out of season trade.

Councillors felt that should this application be approved, a condition of approval should be that it is limited development and the use restricted to holiday purposes.

In the absence of the Clerk, Chairman to email Rob Jefferies, Case Officer with Council's comments.

- (b) 6/2006/1155 – Hillview Farm – Change of use of redundant farm building to light industrial.

Councillors did not object to this application on its aesthetic impression through re-use of existing buildings. Section 4.6 of the Parish Plan recognises the need for a working countryside within the AONB but this needs to be sustainable. The change to light industrial use should meet these criteria providing it is compatible with the nearby housing and campsites in terms of:-

- Noise levels
- Traffic movements – light goods access for collection/deliveries only
- Parking spaces
- Pollution and waste disposal

Councillors felt that if this application be approved it should be a condition of approval that should there be a return to more active farming on this site in the future, the current changes be reversed to support agricultural use.

Chairman to email Council's comments to Case Officer Rob Jefferies

- (c) 6/2006/1170 – Hillview Farm – Erect conservatory and loft conversion of 2 bedrooms and study and 4 dormer windows.

After consideration councillors thought the impact within the AONB would be minimal but the following observations were made:-

- Councillors were unsure whether any previous conditions on the building completed in 2001 applied.
- The conservatory would blend in better if the tiles were the same as the main roof.
- The existing drainage and septic tank were assumed to be adequate for the alterations.

Therefore Councillors did not object to this application on its aesthetic impression and minimum change to existing building footprint.

Chairman to email case officer with our comments.

## **DATE OF NEXT MEETING**

8<sup>th</sup> February – Full Council meeting

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Chairman

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Date

Chairman's Inits .....