

PLAXTOL PARISH COUNCIL

Minutes of Extraordinary Meeting held via Zoom on 23 September 2020 at 7.30pm

Present: Cllrs P Thomas (Chairman), M Brewin, M Carboni, J Denham, G French, M Hiddleston, S Knights; L Thomas (Clerk); 8 members of the public

Apologies: Cllr J Budworth

1. Matters raised by the public / Borough Councillors

8 members of the public were present to comment on planning application TM/20/01797/FL. The Chairman invited the applicant to make a short statement to outline the proposal. The applicant advised that the proposal was to obtain change of use of the land to install a mobile shepherd's hut for overnight accommodation for couples, with the addition of a treatment room to make the offering more appealing to guests. Local providers of therapies and treatments had been consulted. He considered that noise impact and additional traffic movements would be minimal.

The remaining members of the public wished to make the following objections to the application:

- loss of visual amenity to and impact on the surrounding properties;
- encroachment on the openness of the Green Belt;
- inappropriate development in an AONB;
- the size and number of buildings on the site;
- overdevelopment;
- negative impact on wildlife habitat;
- the dangerous nature of the access and level of parking;
- the setting of a precedent for future development;
- unresolved issues regarding the management of waste water.

The Chairman thanked the members of public present for their input.

2. Planning

Planning application TM/20/01797/FL. Cllr Brewin advised that the Planning Group had considered the application in some detail and had attended a site visit at the invitation of the applicant. He advised that the issue of the classification of the land comprising the development site remained unresolved, but that the Planning Group considered it to be agricultural land. The Planning Group considered the size and number of buildings to constitute inappropriate development on Green Belt land within an AONB, with no special circumstances offered for such development.

The Chairman advised that there had been considerable local concern regarding the application with 20 letters of objection having been lodged with the Planning Authority and noted that there were continued concerns from Southern Water and environmental protection regarding the disposal of waste water. He acknowledged that the applicant had submitted some amendments to the Planning Authority in response to concerns raised, but that these

proposals had not yet been accepted by the Authority and so could not be considered at this meeting. It was likely that a revised application would need to be submitted.

Councillors agreed that, on the basis of the current plans, the Parish Council would object to the application on the grounds of inappropriate development in a rural location within the Green Belt and in an AONB, the negative impact on local biodiversity and inadequate access. It was also agreed that the Borough Councillors should be asked to request that the application be called-in to Area 2 Planning Committee for decision should the Planning Officer be minded to approve it.

- 3. Date of Next Meeting:**
Monday 5 October 2020 at 8 pm

The meeting closed at 8.10pm