

# EAST ANSTEY PARISH COUNCIL

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## DRAFT MINUTES

These minutes will be agreed at the Parish Council meeting on 2<sup>nd</sup> December and might be subject to slight amendment

### **The Minutes of a Meeting of the Parish Council held virtually on Wednesday 4<sup>th</sup> November 2020 at 7.30pm via Zoom**

Present: Cllr's Mrs H Warne (Chair). R Gibson, J Griffin, R Milton, Ms L Moore, I Vigus and Miss R Warne.

**In attendance:** The Clerk, Mrs J Larcombe.

**1. Apologies.** No apologies.

**2. Disclosure of interests in items on the agenda.** There were no disclosures.

**3. Planning. 72255 Prior Approval for the erection of steel framed portal building to be used for storing straw & farm machinery following prior notification 71678 at Oaklands Poultry Farm, West Anstey.**

At the Parish Council meeting held on 4<sup>th</sup> November 2020 the Council considered the application and due to the unusual circumstances of this site councillors decided they needed advice on how to respond to this application. The Council was notified about the application on 16<sup>th</sup> October.

The Clerk contacted Michael Tichford, Head of Place NDC, and he replied on the 9<sup>th</sup> November and said he would ask the planning case officer to respond, however, he noted that the agricultural business justification for the proposal is to support the poultry units, which do not have consent and against which enforcement action has been taken.

On the 13<sup>th</sup> November Debbie Butler, Planning Case Officer, emailed District Cllr Ley and said the following: I have discussed this prior approval with both Jean Watkins and Michael Tichford. In this instance under the prior approval process the LPA has no reasonable ground on which to refuse the application. The proposed building is to be used for storage of feed, machinery etc in relation to the brooder unit which was granted permission in 2017. This is run as a separate enterprise from the rest of the site and as such there is a functional justification for a new building. The permitted development rights only allow for siting and design to be considered. In this case the provision of steel portal framed building with timber walls and fibre cement roof would be typical of agricultural buildings in the locality. The siting is also adjacent to the access and the existing building therefore it would limit any sporadic spread of development. It is not considered that this development would represent a linear form or development or materials that would result in any additional harm to the landscape such as that identified from the poultry units.

The email was forwarded to the Clerk on Saturday 14<sup>th</sup> November by Cllr Ley.

The Clerk was not contacted by the Planning Case Officer and raised this in an email with Mr Tichford on 17<sup>th</sup> November. He replied on the 17<sup>th</sup> November and said he didn't understand why but would check. He also wrote that he was in error in his response of 9<sup>th</sup> November and the application is for a building to support the broiler unit, which is not part of the enforcement action.

During discussion about the application concern was raised about the lack of detail in the plans and the Clerk checked the application online and found it had been approved on the 18<sup>th</sup> November. The application had become valid on 10<sup>th</sup> August 2020 with a determination date of 6<sup>th</sup> November 2020. East Anstey Parish Council was consulted on 20<sup>th</sup> October.

Concern was expressed that no decision has been made for application 63426 Retrospective application for change of use of land to allow siting of mobile home as temporary agricultural workers dwelling (amended description) at land at Pt Hillands, East Anstey. There was concern that if this is not dealt with then it could qualify for a Certificate of Lawfulness in the future.

Councillors were annoyed at the way NDC has dealt with planning applications for Oaklands Poultry Farm/Pt Hillands. They consider the residents of Blackerton have been let down by NDC. It was agreed to put together a timeline and use to make a formal complaint to NDC. This will be copied to the Leader of the Council and the MP. There are rumours circulating that the applicant had his planning application fees for the poultry units refunded because of mistakes made by NDC. A Freedom of Information request will be made to ask whether any such agreements have been made with the applicant.

Signed by the Chair

Date