

EAST ANSTEY PARISH COUNCIL

The Minutes of a Planning Meeting of the Parish Council held on Friday 21st June 2024 at East Anstey Primary School at 7.30pm

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

In attendance: One member of the public and the Clerk, Mrs J Larcombe.

1. **To receive apologies.** Apologies were accepted from Cllr Ms J Gannon.
2. **Disclosure of interests in items on the agenda.** Cllr Milton declared an interest as the District Councillor for east Anstey.
3. **Public Questions.** The member of the public did not wish to speak.
4. **Planning: to agree comments for the following applications.**

78438 Erection of a steel framed agricultural building for housing of livestock, storage of fodder and machinery and to relocate muck heap at Maybank Farm, East Anstey. Grid Ref: 286597; 124143

Comment: East Anstey Parish Council object for the following reasons:

1. The applicant has not provided justification of the need for a shed of this size on a holding of 10 acres. 12.5 acres is the minimum size to be considered an agricultural holding. The applicant claims the shed is needed to support the increase in agricultural operations at Maybank Farm but is still keeping a number of horses on the holding, limiting the land available for agricultural purposes.
2. One of the intended uses of this building is for the housing of livestock but the applicant has not submitted any details to show they have considered the impact on neighbouring residential dwellings even though they are less than 400 metres from the proposed shed.
3. The proposed shed is to support an increase in agricultural activities at Maybank Farm which will inevitably result in an increase in the volume of traffic entering and leaving the Class II County Road, the B3227, through a junction that does not provide adequate visibility from and of emerging vehicles, with consequent risk of additional danger to all users of that road and interference with the free flow of traffic, contrary to Policy DM05 (1) of the joint North Devon and Torridge Local Plan 2011 - 2031 (2018) and Paragraphs 114 (b) and 115 of the National Planning Policy Framework (December 2023).
4. The building would be visible to neighbours and from the highway.
5. The fact that this current proposal is being put forward as an agricultural business rather than the previous ones as equestrian should not negate all the concerns that the planning department had with earlier applications.

The Parish Council requests that the Planning Officer visits the site before making any determination and would like to be allowed representation at the site meeting.

78666 Conversion of barn to dwelling at Maybank Farm, East Anstey, Grid Ref: 286569; 124143.

Comment: East Anstey Parish Council object strongly for the following reasons:

1. This is unjustified residential development in the open countryside. East Anstey has no defined settlement boundaries. This site is not adjoining or well related to a defined settlement or a rural settlement.
2. This would be isolated development in the open countryside, where the Local Planning Authority would only normally permit development which is necessary in the interests of agriculture or whereby special justification exists. No convincing case or justification has been submitted that would meet the sustainable development objectives within this countryside location. In such circumstances the development is therefore considered contrary to Policies ST01 and ST07 of the North Devon and Torridge Local Plan
3. This proposed dwelling would result in an increase in the volume of traffic entering and leaving the Class II County Road, the B3227, through a junction that does not provide adequate visibility from and of emerging vehicles, with consequent risk of additional danger to all users of that road and interference with the free flow of traffic, contrary to Policy DM05 (1) of the joint North Devon and Torridge Local Plan 2011 - 2031 (2018) and Paragraphs 114 (b) and 115 of the National Planning Policy Framework (December 2023)
4. The agent is claiming this is an opportunity for the creation of a dwelling through the conversion of an existing barn under DM27. Policy DM27 of the NDTLP supports the conversion of redundant and disused rural buildings but this stable is not redundant. This is confirmed in point 2.2 of the Design and Access Statement for planning application 78438 prepared by Symonds & Sampson (Point 2.2 The buildings were constructed in 2016 and are in good condition. They were originally constructed for equestrian use but now used for agricultural purposes).
5. If the building was redundant it would not qualify for class Q as it has not been in agricultural use for the past 10 years so there is no fall back position.
6. The agent states the conversion will allow for the removal of the existing temporary accommodation on the site and will significantly improve the existing condition. This site has no permitted development rights for the siting of a caravan as pointed out in the Officer's Report for planning application 76739. The existing temporary accommodation is in breach of planning regulations, as reported to NDC Planning Enforcement, Case Reference 13609.

The Parish Council requests that the Planning Officer visits the site before making any determination and would like to be allowed representation at the site meeting.

5. **Finance: to approve invoices for payment.** No payments.
6. **Any urgent business.** Cllr Mrs Warne reported that graffiti has been drawn on the back of the field shelter in the playing field. A picnic table has been put on the roof of the shelter. Someone has had a fire and rubbish, including food, was left on the field. It is not known for sure who did this but councillors were very disappointed and questioned plans for new equipment if this is the way people treat this community

facility.

7. **Date of the next meeting.** The next Parish Council meeting will be on 17th July 2024.

Signed:
Chair

Date: