

MINUTES

GREAT MAPLESTEAD PARISH COUNCIL PLANNING MEETING

Parish Council Meeting held via Zoom on Monday 2nd November 2020

Present Cllr.M.Elms (Chairman).Cllr.S.Harris.Cllr.I.Johnson.Cllr.S.Last.Cllr.P.Maile.
Mrs.A.Crisp – Clerk. Members of the Public – 6.

- 1. Apologies and reasons for absence**– Cllrs.Haylock & Newton – unable to join due to Zoom connectivity issues. Cty.Cllr.David Finch.
- 2. Declarations of Interest** Agenda item 4.2 – Land North of Purls Hill Farm Cllrs.Last & Johnson declared a Non-Pecuniary Interest as a near neighbour, they continued to participate and vote in proceedings.

3. Public Question Time

Comment: The applicant introduced themselves and invited questions explaining that they wished to help the local community and did not wish to have an adverse impact. He explained that the application for a mobile home was particularly necessary following 3 break ins at the site, he is concerned for security and as the sheep at this site are valuable.

Comment: Could the proposed mobile home be situated more discreetly in the “dog-leg” of the field, perhaps by the polytunnel and on the existing hard-standing area? Will there be any landscaping to hide it? What happens with regards to run off and foul water?

4. Planning

Planning Decisions

4.1.1 St Mary's Toldish Hall Road. Construction of part ground/first floor & part first floor front extension, ground floor side extension, incorporating removal of existing pitched roof to from balcony projecting along existing side elevation. Infilling existing windows/formation of new window and door openings on existing side & rear elevations & infilling of existing garage door to facilitate conversion of garage. Granted 8 9 2020.

4.1.2 Land North of Purls Hill Farm, Purls Hill. Application for prior notification of agricultural or forestry development. Erection of general purpose agricultural building. Permitted Development Refused, Planning Permission Required. 1 10 2020 Cllr.Elms explained that the council had made recent enquiries regarding the erection of a polytunnel at this site following BDC decision, but that it had not been a complaint. He asked the applicant to confirm how the polytunnel was secured to the ground and if it was a temporary or permanent structure? Answer: the polytunnel is a temporary structure and does not have a permanent ground fixing.

4.2 Planning Applications

4.2.1 Land North of Purls Hill Farm, Purls Hill. Proposed mobile home to be used as agricultural workers dwelling.

The council detailed a list of concerns regarding the proposal:

Out of character and not sympathetic to local surroundings; May set a precedent for further development of the village development boundary, the location is currently outside the village development boundary; the village design statement clearly indicates parishioners desire not to extend the development boundary; questions regarding long term plans and sustainability; concerns re mobile homes on agricultural land; Purls Hill is a historic lane and the mobile home would be out of character changing the nature and appearance of the lane; confusing detail within the application regarding whether rural workers will be commuters or local; it is well known the existing herdsman lives within the village; contradictory comments regarding whether there will be additional and more permanent buildings erected in the future; the application gives the appearance of a precursor to greater development, it lacks clarity and is not precise enough; flooding concerns onto Purls Hill from the site; BDC Planning & the Planning Inspectorate have

already conceded that Great Maplestead is an unsustainable site for development and therefore does not meet core principles of NPPF.

At this point the Chairman re-opened Public Question Time to allow for further comment from the applicant

The applicant explained that this is a new ambition and they are new to sheep, the cows farmed previously resulted in losses. Advised the mobile home will be temporary, the sheep have a limited breeding period and will be bred from in 12-18 months, following which the entire herd will be sold, the polytunnel dismantled and the land left as agricultural land. There are no plans to develop for the future as the applicant lives in London however, he may stay at the home with his children from time to time, but the home is for 1 worker. The site is not as safe as they assumed there is a need for the mobile home to oversee the sheep and security. It is not a holiday home.

DECISION: Cllr.Elms proposed that whilst the council supports farming pursuits it objects due to anomalies within the application, it is outside the village development boundary and it requires greater clarification. He suggested that the applicant may wish to revisit the application addressing the points raised. Seconded Cllr.Harris. Vote in favour – Unanimous.

MEETING CLOSED AT 6.40pm

5. Date of next meeting:

18th November 2020 at 7.30pm – via Zoom

Signed.....

Dated 18th November 2020