

FARRINGDON PARISH COUNCIL

Parish Clerk: Mrs Claire Gibbs

Tel: 07765 129409

Email: clerk@farringdonpc.org

Website: www.farringdonpc.org

Minutes of the Farringdon Parish Council Planning Committee held in the Function Room, The Golden Pheasant, Gosport Road, Farringdon, GU34 3DJ, on Tuesday 15th October 2019, commencing at 7:30pm.

Present: Cllrs Batley (Chair), Craig, Horton, Ms de Ledesma and Williams. Also present was the Clerk Mrs Claire Gibbs and four members of the public.

92/19 TO RECEIVE AND APPROVE APOLOGIES FOR ABSENCE AND WELCOME

Apologies for absence were received from Cllrs Mrs Farris (Vice-Chair), Clegg, Mossman and Ryan.

RESOLVED: That the apologies received be accepted.

(Power used: Local Government Act 1972 s85)

93/19 TO RECEIVE AND APPROVE DISCLOSABLE PECUNIARY INTERESTS AND NON PECUNIARY INTERESTS (CLERK) - LOCAL GOVERNMENT ACT 1972 s117

94/19 TO APPROVE DISPENSATIONS FOR DISCLOSABLE PECUNIARY INTERESTS UNDER s33 OF THE LOCALISM ACT 2011 (COUNCILLORS)

There were no pecuniary and non-pecuniary interests disclosed at the meeting.

(Power used: Localism Act 2011 and the Relevant Authorities (Disclosable Pecuniary Interests) Regulation 2012)

95/19 TO RECEIVE RESOLUTION TO SUSPEND STANDING ORDERS TO ALLOW PUBLIC QUESTION TIME

PUBLIC QUESTION TIME

96/19 TO RECEIVE RESOLUTION TO RESUME STANDING ORDERS

97/19 PLANNING APPLICATIONS:

Information

Lawful Development Certificates (LDE)

“If you want to be certain that the existing use of a building is lawful for planning purposes or that your proposal does not require planning permission, you can apply for a 'Lawful Development Certificate' (LDC).

It is not compulsory to have an LDC but there may be times when you need one to confirm that the use, operation or activity named in it is lawful for planning control purposes.

The application must provide sufficient information for the council to decide the application or else it may be refused.” (Taken from the Planning Portal website)

Application: SDNP/19/03518/LDE

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Website: www.farringdonpc.org

Address: Lower Woodside Farm Woodside Lane Farringdon Alton Hampshire GU34 3EX

Proposal: Lawful Development Certificate for Existing use - Use of Barns and small area in front of barns as B8 storage

Planning Officer: Luke Turner

Planning Officer's comments: No Comments made

Closing Date (for comments): 17th October 2019

Parish Council Response: Objection: Farringdon Parish Council's Planning Committee met on the 15th October 2019 to consider this application. Present were The Chairman, 4 Councillors, the Parish Clerk and 4 members of the public, being local residents to the premises subject of this application.

The Parish Council are aware that this is not an application for Planning Permission but wish to place the following points on record.

The only access and egress to the premises in the application are a single track carriageway, which is designated as a Byway Open To All Traffic.

Section 66(1) of the Wildlife and Countryside Act 1981 defines a byway open to all traffic ("BOAT") as: "a highway over which the public have a right of way for vehicular and all other kinds of traffic, but which is used by the public mainly for the purpose for which footpaths and bridleways are so used".

The highway or BOAT in question, is a very narrow lane with high hedges and very poor sight-lines around corners and bends. It has few passing points for vehicle, pedestrians or horse riders travelling in opposite directions. If a Lawful Planning Certificate were to be issued it would not allow for the Highways Department to assess and scrutinise the suitability of the premises for B8 storage use and subsequent access by large vehicles, plant and equipment.

If a Lawful Planning Certificate were to be issued, it gives legitimacy to a commercial operation - other than farming (storage of building materials) on agricultural premises. Once issued, it would prevent further scrutiny if the storage operation were to be intensified with any subsequent increase in vehicular traffic, noise or pollution being unable to be challenged or scrutinised.

There has not been an expert Bio-Diversity study of the premises in question, apart from mention of a Vixen and 5 cubs mentioned in the applicant's minimalist Ecosystems Services Statement.

No account has been taken of the bio diversity impact that this commercial operation will have on a resident Barn Owl.

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No statement or impact assessment has been produced identifying the type of commercial vehicle that is used by the current occupant, Mssrs' Charlton Construction and if their vehicles meet the current EURO 6 standard, for Diesel Vehicle Emission standards.

No Statement or impact assessment has been produced regarding the detrimental effect of Oil, Fuel and other liquids leaking from stored plant and machinery.

Farringdon Council's Planning Committee contest the applicant's statement that "There will be no development of these storage barns so no impact on the natural environment." on the grounds that Vehicle emissions, Noise and pollution caused by fuel run-off will affect the environment and no Impact Assessment has been submitted for scrutiny.

Farringdon Council's Planning Committee note the applicants statement that "Woodside Lane is a BOAT that runs West and Northwest through Woodside Plantation and on to Four Marks enjoyed by many" because a BOAT is designed mainly for pedestrians and horse riders not necessarily for heavy commercial vehicles.

There has been no account taken of the number of additional journeys to the premises and the impact it will have on the Peace, Tranquillity and Enjoyability of the nearby residential properties and surrounding countryside, caused by the noise of vehicles being driven to and from the premises and being loaded and unloaded.

Farringdon Parish Council's Planning Committee note that the Applicant's minimalist Agricultural Diversification Plan does not justify the need for such Diversification away from agricultural use. We also find use of the applicants phrase "that the current occupier (the building company) employs several local people and is held in high regard being a great asset to the local community" is not relevant to the Agricultural Diversity Plan.

The Planning Committee of Farringdon Parish Council therefore objects to the issue of a Lawful Planning Certificate as it circumvents the scrutiny and accountability that a formal planning application would have allowed.

Farringdon Parish Council's Planning Committee note the Applicant's statement that there is no intention to Change, Renovate, Improve or Enlarge the storage area it will stay as it is for the foreseeable future.

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Application: SDNP/19/03564/LDE

Address: Southfield Farm Gosport Road Chawton Alton Hampshire GU34 3DQ

Proposal: Lawful Development Certificate for an Existing Use - Use of Half Round Shed adjoining Old Grain Dryer as B8 Storage

Planning Officer: Luke Turner

Planning Officer's comments: No Comments made

Closing Date (for comments): 17th October 2019

Parish Council Response: No objection

Application: SDNP/19/04503/TCA

Address: Cavalliers Hill Shirnall Hill Upper Farringdon Alton Hampshire GU34 3DS

Proposal: T1 and T2 - Conifers to be removed. T3 and T4 - Conifers to be removed. T5 - Conifer shorten by 4 metres less than 30% of height. 0.5 metre thinning on sides.

Planning Officer: Stewart Garside

Planning Officer's comments: No Comments made

Closing Date (for comments): 22nd October 2019

Parish Council Response: No objection

The meeting ended at 8:10pm