

ILTON PARISH COUNCIL - AGENDA

COVID - 19 EMERGENCY

MINUTES OF EXTRAORDINARY MEETING OF ILTON PARISH COUNCIL

HELD BY REMOTE CONNECTION USING ZOOM

Tuesday 30th March 2021 at 7.30 p.m.

This extraordinary meeting was called to consider the planning application below because comments are due by 1st April 2021.

Members of the public were invited to attend the remote meeting using Zoom and to contact the Clerk prior to the meeting with any questions or comments they wished to make. Members of the public were advised that they would not be able to speak unless given permission by the Chairman.

2021/63 Attendance and Apologies

Those present by video link:	Apologies	In Attendance
Mr I Sherwood (Chair)	Mr M Cavill (District Councillor)	6 members of the public
Mrs J Bennett	Mr A Dance (County Councillor)	
Mrs M Bullock		
Mr Guy Danvers		
Mrs J Easterbrook		
Mrs S Hill		
Mr G Mackenzie-Green		
Mr D Mico		
Mrs S Morley (Clerk)		

Those present by phone:

Mrs R Burt (Vice Chair)

2021/64 Declarations of Interest - there were no declarations of interest.

2021/65 Planning Applications

Application: 20/03307/FUL
Proposal: Change of use of land and siting of a mobile home, retrospective
Location: The Stables, Ashford Old Farm, Isle Abbots Road, Ilton

There was a great deal of concern about the lack of public notice given to the application, including the lack of notice to neighbouring properties. There was also a lot of concern about the retrospective nature of the application and the unauthorised changes that have happened on the land including the installation of large gates, hard standing, and the damage to the land and general area. Two members of the public were given permission by the Chairman to express their concerns. The applicant was asked a number of questions and was then asked to retire to the waiting room while the Council discussed the matter further and voted on the proposal. The applicant was brought back into the meeting and asked some further questions including about the way the application form had been incorrectly filled in by answering no to questions regarding trees, hedges, and a stream bordering the land.

After much discussion, Councillors voted 8 - 1 to object to the application with one abstention. The Clerk drafted comments based on the objections which were raised during the meeting. Ilton Parish Council duly submitted the following objections to the District Council:

Application: 20/03307/FUL
Proposal: Change of use of land and siting of a mobile home, retrospective
Location: The Stables, Ashford Old Farm, Isle Abbots Road, Ilton

Ilton Parish Council considered this retrospective application at a meeting yesterday evening. The parish council objects to this application for the following reasons:

1. Public notice has not been given in the proper manner or for the required amount of time for this application. No notices have been posted on the property gates.
2. Neighbours have not been informed by letter of the application.
3. Neighbouring residents who contacted the district council with their concerns about unauthorised activity in the area were not informed that a planning application had been submitted.
4. The Biodiversity Checklist has been incorrectly completed ticking no to questions regarding whether the development will affect woodland, hedgerows etc or impact on ponds and rivers. The development is adjacent to trees and hedgerows, a pond and a river and the current activity has already had a major impact on the biodiversity of the area.
5. Question 10 on the Application Form answers no to the question of whether there are trees or hedges on the proposed development site or trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Answering no to these questions is incorrect because the proposed development is in an agricultural grassland field, adjacent to hedgerows, trees, a pond and a river. It is also possible that there were bats in the now demolished old stables.

The parish council believes that before any development can take place at this location a wildlife impact survey should be undertaken. However due to the retrospective nature of this application the parish council is concerned that the current development of the site has already had a great impact on the wildlife of the area.

6. The question of sewage and the treatment of waste water has not been adequately addressed. The Drainage Plan Statement talks about intentions and possibilities. The applicant and his family are currently living in a mobile home on the property and it is not clear what is happening about sewage and water now or what will happen in the future to ensure proper disposal of waste.
7. There are a number of concrete pads set down on the site and two large shipping containers, one on top of another giving the appearance of an industrial site. The demolished wooden stables have been replaced with a steel frame. It appears from the current activity on the site that more development is planned. The applicant has said that he wishes to build a house on the site in the future but does not have the funds to do so at the current time. The parish council are concerned that more development will take place without planning consent.
8. The large gates to the front of the property have been erected without planning consent and hard core laid down at the entrance changing the nature of the land, again without planning consent.
9. Ashford is a small hamlet and this development has had a big impact on the area. The applicant is not working in the area and therefore does not fulfill the criteria for development in a rural setting due to the need to live and work in the area.

10. The parish council is very concerned about the retrospective nature of this application, that a lot of development has already taken place on a green field site which has had a big impact on the wild life there, that neighbours have not been informed of the development and that no proper notices have been erected on the site. The Application Form and Biodiversity Checklist have been incorrectly completed and a proper explanation of sewage and waste water disposal has not been given. Furthermore the applicant seeks permission to live on a green field site but does not have a need to do so by virtue of work in the area.

On the basis of all the above Ilton Parish Council opposes this application.

2021/66 Date of next Ordinary Parish Council Meeting

The next ordinary meeting of the Parish Council will be on Tues 13th April 2021 by Zoom.

The meeting finished at 8.35 p.m.

Ian Sherwood - Chairman