

PLASTERDOWN GROUPED PARISH COUNCIL

Minutes of a Planning Committee Meeting held at Sampford Spiney Church on 12th April 2022 at 4.30pm.

Present

Cllr I. Walton, Cllr N. Howes, Cllr R. Phillips.

In Attendance

Mr A Lacey (Clerk) and approximately 10 members of the public.

Public Question Time

Many people were concerned about the proposal and comments regarding this discussion are noted below.

1. Apologies

Cllr S. Hill, Cllr M Soper, Cllr S. Fielder, Cllr N. Alford, Cllr E Cole.

2. Declarations of interest

None.

3. Planning matters for consideration:

a) To consider:

DNPA 0122/22	Proposed: Agricultural building with hardstanding area at Gees Farm, Sampford Spiney	Object
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Various members of the public voiced concerns over this planning item:

To summarise the main points:

- The building would change the character of the area.
- Not an agricultural looking building and not specified fully for use as an agricultural building.
- It's a bigger building than current and can be viewed from most viewpoints.
- Plan includes 8 lockers within the building which is excessive for the size of the farm.
- Storage for hay is included on a mezzanine yet the land is not used to grow hay.
- There has previously been 8 campervans onsite for a period of weeks with inhabitants using the site facilities, so there are concerns over what the new building will actually be used for.
- Plan also for wood storage but there is limited woodland on the land.
- There are concerns over the felling of the limited trees onsite in a SSSI area, which is illegal and over the conservation of soil/water as it is a steep sided riverine valley environment.
- There are also mistakes on the application re sightline estimates.

- The entrance, if used for farm machinery for this sized building, would need widening in the future.
- No justification for the size of the building being needed.
- A well researched response is required including the previous mistakes that have fallen through the net with the DNPA.

Cllr Howes commented that activities are noted on the farm community website Beden.co.uk are not agricultural, hence questions of intended use. The plans are not for an agricultural building. It would be visible from all around.

Cllr Philips commented that the plans do not make sense for an agricultural building.

Decision:

Object on the grounds below:

Unjustified need for the size of building and the amount of land.

Out of keeping with the local environment.

Questions over the design.

No agricultural justification.

4. Close

The meeting closed at 5.05pm

Signed:

Date:

CHAIRMAN