**Minutes of the Planning Committee meeting held on**

**Monday 10th February 2020 at 7:00pm in Wickham Market Village Hall, Committee Room**

Present: Cllr Lisa Sanders (Chairman)

 Cllr Mike Hawes Cllr Ivor French

 Cllr Brian Nobbs Cllr Sonya Exton

Officer in attendance: Jo Peters, Clerk to the Council

There were no members of the public present

**1. To receive apologies for absence**

 Apologies were accepted from Cllr Lawrence.

**2. To receive Councillors Declarations of Interest**

The Chairman declared a non-pecuniary interest in Planning ApplicationDC/20/0270/FUL.

**3. Public Forum**

There were no members of the public present.

**4.** **To approve the draft minutes of the Planning Committee meeting held on**

**Tuesday 21st January 2020**

These were **Unanimously Approved** and signed by the Chairman as a true record of the meeting.

**5. To consider the following Planning Applications:-**

**Planning Ref: DC/20/0270/FUL**

Address: Cherry Tree Cottage, 65 High St, Wickham Market

Proposal Change of use of outbuilding to holiday let and regularisation of previous planning approval (DC/17/4863/FUL)

**The Chairman stated that she would not be contributing to discussions in respect of this application.**

The Planning Committee **Strongly** **Objected to the Change of Use and** this application on the following grounds:-

If the application for a holiday let would have come before the Planning Committee prior to this application the Committee would have definitely Objected to the plans. It was strongly felt that the applicant has blatantly ignored planning rules and regulations and permission was given for a cart lodge not a holiday let.

The following concerns were highlighted:-

Hours of opening – there will hours of opening

No building regulations would have been undertaken

Council Tax avoidance – holiday let open 12 months per year

Application Form has been completed incorrectly

Effects on residential amenities

It was agreed the **Objections** would be as follows:-

* It was felt this was an overdevelopment of the site.
* Appearance of the development is not in keeping with surrounding properties.
* Parking implications for neighbouring properties as it was pointed out that sometimes neighbours cannot enter their property due to the number of cars on the driveway.
* Vehicle Parking Relevance question on application – The applicant answered No – it was felt that this was in fact the incorrect answer.
* Overall lack of parking facilities.
* Severe concerns were raised regarding the increase of cars.
* Noise Impact – It was felt that the wooden structure was too close to neighbours fence.
* Not all neighbouring properties were not consulted and impact on these properties must be taken into consideration.

The Planning Committee felt this application was an attempt to go against planning laws and this could then set a precedent in the village going forward.

**Planning Ref: DC/20/0338/FUL**

Address: Land and Buildings North of 78, High Street, Wickham Market

Proposal: Construction of single storey side extension and conversion of former coach house to form single dwelling and creation of new access drive.

The Planning Committee **Objected** to this application on the following grounds:-

* The footprint of the proposed extension appears larger than the existing property.
* Overdevelopment of the site.
* Clarification is sought as to if this property would be used as a Holiday Let.
* Loss of Green Space.
* Ecological concerns were raised regrading removal of further corridor provision for wildlife.
* Appearance – It was felt the proposal was not in keeping with surrounding properties.
* Concerns were raised in respect of access.

**Planning Ref: DC/20/0354/VOC**

Address: Deben Mill, High St, Wickham Market

Proposal: Variation of Condition 2 on Application DC/17/0011/FUL (Proposed extension to existing storage barn forming new storage building, customer sales and office areas)

The Planning Committee recommended **Approval** the new solar panels as there were no plans for a proposed extension.

**6. To consider any other applications received at the discretion of the Chairman**

 There were none.

**7. ESC Town & Parish Council Planning Forum update**

The Clerk had circulated an update in respect of this meeting to all Committee members.

**8. Matters of report and items for next meeting**

The Chairman reported the Orchard Campsite application had been put before ESC’s Pre-Planning Committee Panel and as a result a delegated decision for Approval had been Granted by the Case Officer.

The Chairman requested for the Mill Lane car park proposals and Meetings with Landowners to be formal agenda items at the next Parish Council meeting.

There being no further discussion the Chairman closed the meeting at 7.45pm

Signed:…………………………………, Chairman Dated:…………………………