

HARESCOMBE PARISH COUNCIL

MINUTES OF THE EXTRAORDINARY MEETING HELD AT THE VILLAGE HALL

ON 20th APRIL 2023 AT 7PM.

Present: Cllrs, Dafydd Lawday, Kath Pritchard, Caroline Ractliffe (Chair), Paul Richards (Vice Chair) and Sheila Murray (Clerk).

There were 15 members of the public present.

Cllr Ractliffe opened the meeting with a welcome to members of the public. Everyone stood as she gave a minute of silence to reflect the work and appreciation for Ex. Chairman the late Andy Buckmaster.

1/04.23 Public question time

Residents raised concern about the proposed planning application for the Hayes Farm development. Councillors listened to the points raised and are summarised as follows:

The main concern relating to Change of Use and the loss of an agricultural brown site land over to an amenity development.

Noise disruption will have a high impact during the weekends to the peace and tranquility of the neighbourhood by party goers during the day and late night hours. There has been multiple episodes of noise pollution disruption experienced by previous parties held at the residence.

Party Fireworks are an issue for the animal welfare of the farm animals.

Traffic congestion caused by the same Postcode will bring vehicles into the village and through the narrow lanes where farm animals and farm vehicles are in constant use.

Plans for the conversion of the Dutch Barn seem to be lacking in detail for the ventilation and soundproofing.

Residents are aware that current Holiday let use is beyond the SDC guidelines for temporary residence.

Public Footpaths are blocked and it is perceived that newly erected fencing is establishing an extended boundary.

There was also question raised about how the management of the events and how they will be supervised as there are no onsite owners.

Cllr Ractliffe thanks the residents for their comments and confirmed the item will be discussed during this meeting.

2/04.23 To receive apologies for absence

Cllr Williams and Cllr Mossman were absent.

3/04.23 Member's declaration of interest to items on the agenda.

None

4/04.23 Planning

4.1 Cllr Ractliffe advised Councillors' that the matter to vote on the motion to rescind the Councils' decision on the planning application for S23/0544/FUL Hayes Farm-Change of Use was not necessary. The Clerk has issued a notice stating that the item taken under a subsequently issued Agenda for the meeting of 21st March, 2023 was incorrectly dated and consequently this item was not fit for purpose. This motion would not stand up to a legal

challenge. Cllr Ractliffe stated that the proposed planning application for Hayes Farm would be considered at this meeting.

4.2 S23/0544/FUL Hayes Farm, Harescombe - change of use from Agriculture to Amenity/Event Use. Conversion of a Dutch Barn to create a venue (sui generis). Erection of a Hobbit House for wedding use, orchard planting, landscaping, six mini golf holes.

Cllr Pritchard laid out items from the SDC Local Plan that she felt contravened the existing policies. Councillors gave due consideration during their debate and requested that the details be forwarded to SDC Local Planning Authority. Appendix 1 issued with these minutes covers the points raised and forms an integral part of these minutes.

Cllr Pritchard proposed Not to Support the application. Seconded by Cllr Richards. Vote: in favour unanimous. Motion carried.

4.3 S23/0641/HHOLD The Orchard, Styles Lane, Harescombe – Two storey and single storey extension with patio above.

Cllr Lawday gave reference to neighbour feedback and Proposed In Support of this application. Seconded by Cllr Pritchard. Vote in favour unanimous. Motion carried.

4.4 S23/0528/HHOLD Cornerways, Harescombe - First floor loft extension, double carport and garage/ store, log store, alterations to vehicle access.

Cllr Pritchard confirmed neighbours had been advised of the proposal and Proposed In Support of this application. Seconded by Cllr Richards. Vote in favour unanimous. Motion carried.

4.5 SDC Decisions

S23/0229/HHOLD – 2 Sparrow Farm Cottages – Off street parking for 2 vehicles – awaiting decision.

5/04.23 Date of the next Parish Council meeting will be held on Tuesday 16th May, 2023
7.30pm The Annual Parish Meeting at The Village Hall.

Note: The date for the AGM is to be re-scheduled to ensure the Clerk is available for the AGAR presentation to Council.

There being no further business the meeting closed at 7.44 pm

Attached : Appendix 1 response to SDC Local Planning Authority.