

Greatham Parish Council
Planning Committee Meeting
Greatham Village Hall
Wednesday 11th August 2021 at 6.30pm

Dear Councillor,

You are hereby summoned to a meeting of Greatham Parish Council Planning Committee for the transaction of business set out below.

J Ives

Jane Ives, Clerk to the Council

5th August 2021

This meeting will be held in line with any Covid-19 restrictions in place at the time of the meeting. If safe to do so then the meeting will be held inside the village hall. If, for any reason, the council chooses not to meet inside then the meeting will be held at the back of the village hall.

Any members of the public wishing to attend the meeting should be advised that the village hall has a limited capacity on numbers. Once that number has been reached we have the right to turn people away.

We would ask that anyone who is feeling unwell does not attend the meeting.

All members of the public attending must wear a face covering when entering or leaving the building and when moving around the building. We ask that members of the public only remove their masks when speaking during the public session.

Hand sanitiser (provided) should be used and any one way systems in operation should be obeyed.

AGENDA

- 1. To appoint a chairman for the meeting**
- 2. Apologies for Absence:** To note any apologies received from Councillors
- 3. Declarations of Interest**
Councillors are reminded of their responsibility to declare any disclosable pecuniary interest which they may have in any item of business on the agenda no later than when that item is reached. Unless dispensation has been granted, you may not participate in any discussion of, or vote on, or discharge any function related to any matter in which you have a pecuniary interest as defined by regulations made by the Secretary of State under the Localism Act 2011. You must withdraw from the room or chamber when the meeting discusses and votes on the matter.
- 4. Approval of Minutes:** To approve the minutes of the Planning Committee held on 14th April 2021
- 5. Public Question Time:** Adjournment of the meeting for 15 minutes to allow the public to raise questions
- 6. Longmoor Road Studio Development:** To hear a presentation & raise any questions regarding the Longmoor Road studio development
- 7. SDNPA Supplementary Planning Document Design Guide Consultation:** To provide a response to the consultation by 6th September 2021. Documentation can be found here:
<https://www.southdowns.gov.uk/public-consultation-design-supplementary-planning-document-spd/>
- 8. Lone Barn Farm planning matters:** To hear an update regarding the complaint raised with EHDC and the Freedom of Information responses received from EHDC and SDNPA. To resolve any responses to EHDC or SDNPA (Appendix 1)
- 9. Date of next meeting:** To be confirmed (depending on planning applications received and venue availability)

Appendix 1: Response from EHDC re Lone Barn Farm

Our ref: COM-REF-76414-M3D4

Date: Wednesday 26th May 2021

RE: Complaint re: SDNP/21/00667/APNB

Thank you for the submission of your planning complaint. Your email has been passed to me and dealt with under Stage 1 of the Council's complaints procedure. I can confirm that I have been in receipt of your complaint and have undertaken further investigation. I am a qualified Town Planner with significant experience, and it is my role to look in to complaints and assess any concerns raised.

There have understandably been a considerable number of complaints regarding this situation Officers from both Authorities have been working together to formulate an approach and a response to these complaints. The outcome is as follows;

Due to errors in the handling of the application the decision notice on this application was issued beyond the 28 days that these applications must be dealt with. East Hampshire District Council Officers are working closely with the South Downs National Park to address the technical issue that occurred.

Turning to a way forward, and somewhat fortuitously and exemplifying one of the issues, upon close inspection it appears that the agricultural holding is not over 5ha. This is important as without being over this threshold the permitted development rights do not 'bite' and a full planning application would be required for the construction of a new barn. The other side dispute this and lay claim to renting other land 'near-by' which begs the question what land constitutes a holding and what sort of separation distance there is before it is clearly not part of the 'agricultural unit'.

A Temporary Stop Notice has been issued on the owner based upon assessments that the agricultural holding is less than 5 ha. This should halt any works for 28 days. We will follow up if there is a breach in terms of construction works continuing with an Enforcement Notice to be served requiring the removal of the barn and the mobile caravan. The reason we can do both is because the mobile caravan's justification for being on site, I understand, is to provide a place of refuge / accommodation whilst the barn is built.

I realise one of the questions is what happens after 28 days when the Temporary Stop Notice expires? In part we will have to see whether the owner applies for full planning permission, carries on (see above) on the basis of his own legal advice and calculations different to ours, or just stops works and seeks to discuss the way forward, especially regarding the caravan. I am afraid it is a case of his actions will determine our response but I did want to ensure that all knew for at least 28 days what we are doing.

I hope this illustrates that we are doing all we can and we will keep the Parish Council informed at key junctures as we move forward.

Mark Webb
01730 234367
mark.webb@easthants.gov.uk

BY EMAIL ONLY

Dear Ms Ives,

If this response has not been to your satisfaction, you are entitled to submit a stage 2 complaint. New details must be provided for a stage 2 to be considered.

Thank you for your complaint, and I do hope my response satisfies your requirements.

Yours sincerely,

Mark Webb

Planning Relations Manager