

## **WARTLING PARISH COUNCIL**

### **DRAFT MINUTES OF THE PLANNING COMMITTEE MEETING OF**

12<sup>th</sup> November 2012

Held at The Reid Hall, Boreham Street

95 Present

Cllrs K Stevens (Chairman), C Paterson, A Holbrook and R Lawrence.

There were three members of the public present.

96 Apologies for Absence

Apologies for absence were received from Cllr D Permaul.

97 Minutes of the Previous Meeting

The Minutes of the Planning Committee Meeting held on 25th October 2012 were read, confirmed as a true and accurate record and signed by the Chair.

98 Matters' Arising from the Previous Minutes

There were no matters' arising from the previous minutes.

99 Disclosures of Interests

Cllr Stevens declared a personal interest in the Dormers Farm application. He is a friend of the applicant and did not vote on this matter.

100 Planning Applications

WD2012/2042F – Dormers Farm, Tilley Lane – Conversion of old dairy from storage into two holiday lets - After much discussion it was agreed that the Committee has no objection to the conversion of the current building into holiday lets, in theory, but they do have serious concerns about the access onto the road. Were the renovated Dutch Barn still being used to store twenty caravans (WD/2000/1005/F) there might not be a problem but there are not any caravans there and the premises is being used for storage on a regular change over basis. On two visits to the site the amount of traffic using these storage facilities has been considerable. The Committee is aware that there have been complaints about the number and size of the vehicles visiting the site and feels that the owners need to decide whether they are going to provide holiday cottages or storage facilities but not both. The view is therefore taken that this application can not be approved until the number of vehicles accessing the property has been reduced. The committee does not share the applicant's view that the number of vehicles using the access will be reduced and asks where the third individual is going to store his goods. The committee also asks when permission was granted for a change of use to use these agricultural buildings for commercial storage

WD2012/2184F and WD 2012/2184LB– The Lamb Inn – Proposed single storey extension to rear courtyard, construction of timber framed lean-to wood store, alterations to ground floor and conversion of first floor residential flat to provide five B&B bedrooms with en-suite and staff accommodation – After some discussion the Committee agreed that there were not any objections to the proposed plans for alterations and extension to the premises in fact the Committee are very supportive of the plans which will hopefully help cement this business as a permanent and profitable business in the Parish.

Whilst being wholly supportive two queries arose.

Firstly the application indicates that mains drainage is applicable to the property and the Committee does not believe this to be the case despite the report from the planning department of WDC. They therefore wish to be satisfied that the present system can cope with the increased numbers of occupants arising from the proposed plans and secondly the committee feels that there is a need to sort out the parking facilities available. The Committee was advised that this matter was currently being looked into by the owners of the property who hope that additional parking facilities can be made available. A member of the public raised the possible scenario of a lorry driving wishing to use the bed and breakfast facilities...where would he/she park their vehicle as at the moment it would have to be on the Wartling Road. The Committee feels that given recent legal cases on who can and cannot stay in bed and breakfast establishments the owners of the property could not turn people away because they have an articulated lorry!

101 Planning Applications for noting

The committee is pleased to report the application in respect of Hockham Farm has been approved.

102 Questions from Members

There were other questions from members or members of the public other than one which was supportive of Councils Meetings being held at 5pm rather than the usual 7.30pm.