

**Minutes of Extra-ordinary Meeting of Long Sutton Parish Council**  
**Held at the Hall on Tuesday 12<sup>th</sup> January 2016 at 6.30 pm**

**Present:** Councillors, Mr R W Fry (Chairman) Mr T P Shire, Mr P A F Godfrey, Mr J Foy, Mr G Farenden, Mr J A Ellerbeck. Mr N P Pomeroy, Mr D R C Agnew and Mr M Turpin. SSSDC Development Manager Mr D Norris, District Councillor Mr S Pledger and 44 members of the public.

**Public Observations/Question Time:** The Chairman said that he would like to change the order of the meeting with the Council's agreement and allow Public Observations later in the meeting. This was agreed.

**Apologies for Absence:** There were no apologies

Notice was displayed that the meeting was being recorded.

**1. Declarations of Interest**

Mr Foy declared a personal and prejudicial interest in Planning Application 15/05090/FUL to be discussed at item 2 on the agenda.

The Proper Officer reported that she had received a request from Mr Foy for dispensation in order to vote in respect of Planning Application 15/05090/FUL. His personal interest relates to the effect that the application may have on the quality of life for his family and him and his prejudicial interest as occupier of a property owned by his mother.

Mr Foy was invited to give the reason for his request which he said was to represent the residents of Crouds Lane where he lives.

It was proposed, seconded and unanimously resolved that dispensation should be given to Mr Foy to take part in the discussion of the application but not to vote and to then leave the room.

-----

The Chairman read from the PC's Standing Orders regarding Disorderly conduct at meetings.

**2. To consider the following Planning Application:**

**Application No: 15/05090/FUL Change of use of agricultural storage barns to domestic storage and workshop for LS House. Change of use of barn to holiday/ancillary cottage. Change of use of root cellar to Laundry, domestic store, home office and holiday/ancillary cottage with basement. Erection of 2 holiday let/ancillary cottages. Change of use of barn to holiday let/ancillary cottage with store and potting shed. Change of use of agricultural land to domestic use. (Part retrospective application) Long Sutton House, Shute Lane.**

Councillor Ellerbeck gave a Power Point presentation of the application to the PC and the public.

Following the presentation the applicant was invited to put forward his case.

He said that what had to be considered was material planning and he went through the proposed use of the various buildings the subject of the application. He commented that there should be little impact on Crouds Lane as this would only be a service entrance. In terms of business use, he said that this was necessary in order to make the Village Shop/Post Office sustainable as this would have shut if they had not intervened. The applicant also commented that they had no intention to negatively impact the existing businesses in the village, including the Devonshire Arms.

Members of the Public were then invited to introduce themselves to the PC and to speak for a period of no more than 3 minutes each.

Among matters raised by the public was complaint that the application was withdrawn in the summer of 2014 but work carried on regardless which has resulted in a considerable number of movements of lorries and machinery in the last few months. Concern was expressed regarding the size and consequences of the application for Crouds Lane. The proposal is for luxury accommodation and numerous staff would be employed. Crouds Lane would be affected by an increase in traffic and noise from staff coming and going early, throughout the day and late at night. Another matter of serious concern is the water and sewerage problems which are already being experienced in Crouds Lane before the development has even taken place.

The applicant was invited to address some of the concerns raised. He said that there was a lot of speculation on what they were going to do. Sewage and drainage is a Building Control matter. The development will have little impact on the main sewer. The quality of build is appropriate for LS House and in terms of staff they are allowed to employ what domestic staff they like.

The applicant's Planning Adviser also addressed the PC. She said that the buildings have to stay in the same ownership. It has not been said that the staff will be permanent and there will be no restaurant facilities.

The PC then went into session and all Councillors were invited to give their views regarding the application. Following this, Mr Foy left the room while a decision was reached by the PC.

It was proposed seconded and resolved that the PC does not support this application. (Voting 5 for 3 against).

Discussion then ensued as to the grounds for objection and the conditions that should be imposed if Area North support the application which culminated in the following:-

Long Sutton Parish Council objects to the above application on the following grounds:-

1. The development encroaches onto agricultural land.
2. It would lead to an increase of traffic using Crouds Lane.
3. The visual impact resulting from the size of the development.
4. The combined issues of drainage and sewerage.

The Parish Council requests that the application is deferred to Area North and if they are minded to support this, that the following conditions are made:-

1. That the cottages are occupied only by bona fide holiday tourists.
2. All permitted development rights are removed.
3. That other proposals within the Design & Access Statement, that do not appear in the application, should be included:

Creation of a new formal garden.

Construction of boundary wall.

Planting Scheme.

Use of Store to hold fire fighting equipment.

Retention of compost bins, fire pit and compost storage areas.

Communal aerials for satellite, TV and radio.

4. No change of use from agricultural to gardens.

The meeting closed at 8.20 pm