

**Minutes of Extra-ordinary Meeting of Long Sutton Parish Council**  
**Held at the Hall on Tuesday 8<sup>th</sup> June 2015 at 7.30 pm**

**Present:** Councillors, Mr R W Fry (Chairman), Mr N A Gould, Mr T P Shire, Mr J A Ellerbeck, Mr P A F Godfrey, Mr D R C Agnew, Mr G Farenden and Mr N E Pomeroy. District Councillor Mr S Pledger and 11 members of the public.

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

**1. Declarations of Interest**

Mr Agnew declared an interest as an objector to the planning application 15/01901/FUL in respect of Elmwood Barn and Mr Pomeroy declared a personal/prejudicial interest in the application as the applicant.

Mr Ellerbeck declared a personal interest as a neighbour in planning applications 15/02248/LBC and 15/02247/FUL in respect of West Knole House.

**2. Planning**

The meeting was called to consider the following applications:

**Application No: 15/01901/FUL Conversion of an existing outbuilding at Elmwood Barn, Knole into a 2 bedroom dwelling. Revised Plans.**

The Chairman opened the meeting to the floor. There was considerable public representation against the application, however one person spoke in support.

The objections raised included the following:-

The development cannot be considered sustainable development. None of the required criteria has been met as it does not comply with Policy SS2 or NPPF 55.

It poses a high flood risk to adjoining properties and no further development should take place in this area of Knole until the Environment Agency has carried out a full risk assessment.

The development cannot be considered affordable and is inappropriate and could lead to further development on the site.

Mr Pomeroy said that the property has never been flooded, the ground floor is higher than the surrounding fields. Flooding on the adjoining land was due to blocked and damaged pipe work under the field which has now been rectified by SCC. The property has stood for 13 years and has caused no problem. It will be a nice small affordable dwelling.

Mr Pomeroy then left the room during discussion of the application by the PC.

There was discussion in which the NPPF 55 paras 99 and 100 were brought to the PC's attention.

The following points were also noted:

Comments made by the Conservation Officer in regard to the original application still relate to the revised one.

It could be said that flooding could be mitigated.

There is no landscaping.

Turning and parking areas are not detailed.

There could be neighbour amenity issues.

Discussion culminated in it being proposed, seconded and unanimously agreed by the eligible voters that the PC object to the application on the grounds of:-

1. The proposed development is in an unsustainable location.
2. It does not enhance the Conservation Area.
3. The development does not satisfy any low cost housing need.
4. Neighbour amenity issues.
5. The need for a Flood Risk Assessment to the satisfaction of the Environment Agency.
6. Removal of permitted development rights.

Mr Pomeroy then rejoined the meeting.

**Application No: 15/02248/LBC and 15/02247/FUL Proposed conversion of outbuilding into annex, consisting of 2 bedrooms, office and garden room (associated with West Knole House), the relocation of garden wall and widening of existing vehicular access at West Knole House, Knole Causeway.**

The applicant said that the application was for conversion of an outbuilding into an annexe with two bedrooms, an office and garden room for personal use associated with West Knole House. There are various outbuildings on the property which he wants to enhance in due course.

The PC noted that the barn had consent for a holiday let which has lapsed and there is no current planning application on the property. It is understood that the Planning Officer is concerned slightly about the size subordinate to the main dwelling.

One Councillor said that he had total support for the development, it was good use of a building and the standard of work being done is high.

It was proposed, seconded and unanimously resolved that the PC support the application.

The meeting closed at 8.35 pm