

Draft
Stoke Ash & Thwaite Parish Council
Minutes of the Extraordinary Meeting held Monday 15 August 2022, 7.30pm at Stoke Ash
Village Hall

Present: Cllrs P Morris (Chairman), Mrs C Maisey, R Maisey, G Leggett, R Kember, Mrs V Lane, T Pulham (Vice Chairman) and G Tancred. Ten members of the public.

1. **Apologies for absence** – none.
2. **Declarations of Interest relating to items on the agenda**

Item 5 – Cllr P Morris

Following the Chairman's Declaration of Interest, the Vice Chair, Cllr Pulham chaired the meeting.

3. **MEETING OPEN TO THE PUBLIC**

Comments from the public regarding the Hill Farm application – DC/22/03621:

PM: expressed his objection, there was no sense of fairness or reasonableness relating to the application. There appeared to be four categories for objection: contamination, flood, highways and noise. Those items were mentioned in the NPPF. The application reports, professionally commissioned, were inadequate or inaccurate and needed a thorough response.

KP: Since the last application had failed upgrade works had been carried out, ie sewage works.

A parishioner stated they had responded to MSDC Planning regarding the anomaly with the existing footpath through the site. The latest application showed the footpath running alongside the barn, the public footpath should not be impeded. The footpath alongside the house was missing and the footpath sign through the wood was not visible or missing.

Further discussion took place regarding the unofficial passing places shown on the plans, these were on private property and could be fenced off at any time.

BB – retired planner: As the application had not been determined by 31 July 2022, the Government's revision of the temporary 'protected development status' of a commercial use of agricultural to assembly use, ceased on that date, the Prior Notice Application for change of Use to D2 would therefore be invalid and would require a full planning application requiring a true curtilage definition.

Cllr Pulham thanked parishioners for their comments, it was noted there were no representations from the applicant.

Meeting closed to the Public

4. **Planning Application for recommendation to MSDC**

1. DC/22/03952: The Walnut Tree, Norwich Road, Thwaite – application for listed Building Consent to re-roof main roof and rear extension. A recommendation in support of the application was proposed, seconded and agreed.

5. **Hill Farm, Huggins Lane, Stoke Ash – DC/22/03621**

Application to determine if Prior Approval is required for a proposed: Change of Use of Agricultural Buildings to a flexible use within uses previously classified as Assembly and Leisure (Use Class D2) The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class R - Change of Use of Agricultural Barn to Dance Hall

1. Parish Councillors to consider whether to engage the services of a Planning Consultant and/or Solicitor to advise the Parish Council on its response to recommend refusal of the above application, following consideration of the quotation/s for the said advice

Cllr Pulham stated contact had been made with a Local Planning Consultant and Birketts Solicitors Planning for advice and quotations. Having looked at the application the Planning Consultant had advised the Council would best be served seeking legal input into its objection. A quotation for preparation of an objection letter had been obtained from Birketts solicitors, the quotation estimated a fee of £1500 - £2000 plus vat. Cllr Pulham reported the Parish Council Finance Working Group had been in contact to discuss the quotation and the Group recommended a maximum payment of £500 from the Council for any fees payable.

Cllr Pulham understood four households in the village would be willing to make contributions up to £500 each to the cost of legal advice – this would cover the cost of the fee quoted.

On the basis of the above discussion, Cllr R Maisey proposed the Parish Council instructed Birketts solicitors to prepare a submission of objection to application DC/22/03621 at a maximum cost to the Parish Council of £500 with four households donating to the remainder of the cost, seconded Cllr Kember, 7 in favour – the proposal was carried.

The submission would need to be sent to MSDC Planning by 26 August 2022.

6. **Date of next ordinary Parish Council meeting – Thursday 15 September 2022, 7.30pm at the Village Hall, Stoke Ash**

Cllr Pulham thanked Councillors and parishioners for their attendance.

Meeting closed: 8.15pm

Signed:

Chairman

Date:

Following closure of the meeting there was a discussion regarding an increase in the precept to cover such eventualities and publicity for the extraordinary meeting.

A query was raised as to whether the agenda had been placed on the website. The clerk confirmed the agenda for the Extraordinary Meeting 15.8.22 had been placed on the website 3 clear days before the meeting was due to be held (9.59pm on 9.8.2022)