

KNOWSTONE PARISH COUNCIL

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Minutes of the Extraordinary meeting of the Council on 13th October 2022 held in Knowstone Parish Hall

Present: Cllr J Clarke, Cllr A Parry, Cllr J Pomfret (Chair), Cllr N Vukic

22/77 Apologies for absence - Cllr C Dey

22/78 Declarations of Interest – None

22/79 Public Questions – None

22/80 Planning - Ref 76007 - Side & Rear extensions to existing agricultural building at Summer Park, Knowstone, EX36 4RT. The council had been advised of this planning application and asked if they wished to comment on it.

Cllr Clarke brought to the council's attention several historical applications relating to this site with conditions imposed which had not yet been fully complied with. Specifically, ref. 73623 (Temporary Agricultural Workers Dwelling) and ref. 75147 discharge/comply with Condition 6 imposed upon 73623. Condition 6 of the approval document requires: "Prior to the first occupation of the dwelling full details of soft landscape works along the southern boundary of the residential curtilage and/or access shall be submitted and approved in writing by the LPA. These shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants (noting species, plant sizes and proposed numbers/densities); implementation and management programme.

All planting, seeding or turfing comprised in the soft landscaping scheme shall then be carried out in the first planting and seeding seasons following the occupation or the substantial completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variations."

Of important note is that the Planning Condition 6 imposed upon 73623 has not apparently been discharged, and the submission of 75147 is still outstanding and no decision issued as of today, the temporary dwelling is being occupied without compliance.

Cllr Pomfret queried whether a condition had been imposed when the retrospective permission to install a gate onto the road (ref. 72027). Cllr Clarke said that condition 4 required planting to take place along the roadside. Cllr Pomfret stated that there did not appear to be evidence of this having happened.

Regarding application ref. 76007 itself, the planning statement for the original building states "The proposed building is small in size ...". That current building is 246.6sq.m. Assuming that the dimensions of the proposed extension are those stated in metres rather than in feet (as one of the conversions is incorrect) the extension is a further 218sq.m which is an increase of 88%, almost doubling the size of the building. The council would ask the planning authority whether this is still considered a size commensurate with the size of the site?

It was noted that the Parish Council has no access to the proposed business plan and hence the applicant's expansion plans. Therefore, the Council would ask that the planning authority takes into consideration the acreage available on the site and the ability of the land to sustain the proposed enterprise in the longer term before permitting further development.

Cllr Vukic asked if there would be an increase in road traffic if the business expands.

Cllr Parry proposed that the Parish Council objects to the application citing the above outstanding planning issues, Cllr Vukic seconded, all agreed.

The meeting closed at 18.57.

Approved