

Hatley Parish Council

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Minutes of the Extraordinary Meeting of Hatley Parish Council held on Wednesday 1st November 2017

In attendance: Cllr M Eagle (Chairman), Cllr N Jenkins, Cllr H Nickerson, Clerk to the Council K Wilde, County and District Councillor S Kindersley and 7 members of the public.

1. Apologies accepted: Cllr A Pinney and Cllr M Astor.
2. Interests or dispensation applications: None received.
3. Questions from the public: None.
4. Planning: **i)** Application S/3657/17/LD - Certificate of Lawful Development for change of use and the layout of concrete base at the Old School House, East Hatley, SG8 3HX. A member of the public enquired about the intentions for the planning application. The applicant summarised that the aim of the proposal is to enable family members to achieve affordable housing within the curtilage of the main dwelling. The proposed mobile home would be linked to the main dwelling for utility services and would share the same address, similar to an 'extension' of the main home. A photograph of the proposed mobile home was presented by the applicant to the Parish Council and members of the public. The Chairman enquired why he had not chosen to develop the existing stable block. The applicant explained that the current block is just a timber framed shell with no footings, thereby making the mobile home a more comfortable and eco-friendly starter home.
Cllr Jenkins stated that the mobile home, as a second dwelling, would not legally comply with permitted development for buildings within the curtilage of a dwellinghouse, whereby the purpose should be incidental to the enjoyment of the main dwelling. The applicant stated that there have been many appeals to support this type of development, to which Cllr Jenkins responded that there are also cases where appeals have been lost. Cllr Kindersley gave assurances to the Parish Council that such developments must adhere to the Section 106 Agreement whereby the property would be tied to the main house by law to prevent it from being sold as a separate dwelling in the future. The **Parish Council resolved** that as the stable block has been in place for over ten years without any previous objections or interaction by the Parish Council it would present no new concerns with regard to this application. **Clerk to action.**
- ii)** Updates for other local planning matters: Cllr Kindersley confirmed that there has been no further update relating to Barn Farm, East Hatley. With regard to Moat Farm, East Hatley, there are growing concerns amongst residents regarding the building works, including issues of disturbing noise and lighting, as well as uncertainty over the intentions of the development. Cllr Kindersley confirmed that details of the pre-planning application are confidential; however, it is known from the previous appeal case that development would be permitted if it was for personal use of the main dwelling. The Planning Enforcement officer is looking into this further. The **Parish Council resolved** to contact SCDC's Planning Team to communicate the increasing concerns expressed by residents regarding this development. **Clerk to action.**
5. Time and date of next meeting: **7.30 pm on Tuesday 16th January 2018.**
6. The meeting was closed at 7.59 pm.