

MONKTON COMBE PARISH COUNCIL**Minutes of the Parish Council Meeting****Held in the Village Hall on 10th February 2017 at 7.00pm**

		<p>Parish Council Members Present: Cllr Des Wighton, Cllr Simon Call, Cllr. Mike Wareham, Cllr Lyn Alvis, Cllr. Ann Stewart and Mr. Geoff Davis – Clerk. B&NES Ward Councillor Neil Butters The Applicant for 17/00264/FUL Ross Buchanan. Sarah Lunt, Peter Moore. The meeting commenced at 7:10 p.m.</p>
1	767	<p>To receive apologies for absence – Gavin Douglas sent apologies and a written submission of his comments.</p>
2	768	<p>Declarations of interest and dispensations – Cllr. Ross Buchanan attended the meeting as the applicant and not as a Parish Councillor. There were no other declarations of interest to make.</p>
3	769	<p>17/00264/FUL - Parcel 6785, Summer Lane, Monkton Combe, Bath - Erection of a disabled accessible agricultural dwelling. The Applicant made a statement to the council outlining his agricultural business, the needs of that business, and the needs of his family for a dwelling on site. He also outlined the various tenancy arrangements for the land he farms, and the main features of the proposed dwelling. Sarah Lunt spoke to support the application stating that she would be the closest neighbour and that the dwelling would not be visible from her property. She considered that there would be no increase in traffic as Mr. Buchanan already travels to and from the land on a regular and frequent basis. She concluded by saying she thought Mr. Buchanan an honest and hard-working farmer who would look after the land concerned. Peter Moore raised objections to the proposals by questioning the future development of the business, with the possible addition of a farm shop and/or other ancillary activities. He supported this view by questioning the use of the agricultural barn for dog training rather than its intended agricultural use. He finally questioned the financial viability of the business, especially given the short term nature of some of the tenancies, and suggest an interim solution of temporary accommodation. Mr. Buchanan was asked to respond to the questions raised by Mr. Moore. He stated that the Planning officers did not require a change of use for the dog training on a temporary basis. Also that his delivery round, with 240 customers, meant that a farm shop was not going to be considered. He considered that there were problems with both the delivery and suitability of a temporary dwelling. He acknowledged that there were no immediate alternative plans should the main tenancy of land cease. Councillors each then commented on the proposal:- The Chairman read the written submission from Gavin Douglas. This concluded that although the design and provision of the dwelling for the family was certainly commendable, the application should be opposed on the grounds of insufficient agricultural justification for the location within the Green Belt and Cotswold AONB. Cllr. Lyn Alvis stated that the Parish Council has been aware of Mr. Buchanan's intention to build a house on this site, and they have always stated that they would be unlikely to support such an application due to the Green Belt location. He said that many farmers do not live on site, and that if permission were granted it could set a precedent for many other similar parcels of land. Cllr. Simon Call considered his knowledge of Planning law to be insufficient to comment on this basis, but had concerns about the agricultural future and ownership of the land. He well understood the need to live on site and commended the design of the property. Cllr. Ann Stewart concurred with the views expressed by Gavin Douglas. She considered it likely that the owner of 40 acres of the land was likely to sell and so terminate the tenancy, which she thought to be on the standard 364 day lease. She therefore questioned the financial viability of the plans. Cllr. Mike Wareham considered his position as a fellow farmer compromised his views on the matter and abstained from any discussion or vote on the matter. Following further discussion the Parish Council considered the following resolution:- The Parish Council OBJECTS to this application as it considers there is insufficient agricultural justification to support this application on the grounds of the very special circumstances needed to justify the harm to the Green Belt.</p>

		<p>The resolution was passed by FOUR votes with NONE against, and ONE abstention. The Parish Councils major concern is the lack of financial justification and planning for the proposal, in particular the lack of any business plan given the short term nature of some of the major tenancies. Nonetheless, if the Planning Authority is minded to permit this application, the Parish Council is entirely satisfied with, and commends the design and form of the proposed building.</p>
		<p>The meeting Closed at 20:06</p>

Approved and signed Monday 13th March 2017 Chairman