BRADFIELD ST CLARE PARISH COUNCIL

MINUTES OF MEETING HELD ON 27 APRIL 2020 AT 7.30PM

This meeting was held in accordance with the changes in legislation made by the

Coronavirus Act 2020 and therefore took place by way of a video conferencing system.

The Chairman Cllr J Kirk welcomed the following Cllrs: M Newlands, P Foster and M Hignett, together with the Parish Clerk- N Smith, and Mr A Duchesne for co-option. Three members of the public present at the video conferencing meeting.

1. Apologies for absence – All Parish Cllrs present.
2. Declarations of Interest – Please see item 4 of the Agenda. Mr A Duchesne declared an interest in item 5 (i) and 5 (ii) of the Agenda as he had previously expressed an interest in the barns and land forming the planning application.
3. Public Forum
   Three members of the public present. They spoke in relation to the planning applications at Pitchers Green Farm (item 5 of the Agenda). They raised the following concerns:-
   (i) The bat and owl survey which was submitted with the 2019 applications was carried out during an "out of season" month – September 2018. Is it now out of date and could there be a survey carried out during the "high season" for activity of bats and owls, also some recent sightings of barn owls. Clerk will revert to the Planning Officer with regards to whether this document is now out of date.
   (ii) Concerns about proximity to Bishops Farm. Clerk confirmed that in the draft response for this 2020 application they were asking the Local Planning Authority to take into account the comments and photographs submitted under the 2019 response setting out concerns about proximity to Bishops Farm.
   (iii) Villager asked whether there were any rules about the distance between a listed building from other residential homes in rural areas. Clerk will make enquiries of the Planning Officer.
   (iv) Discussion also took place about whether the land claimed by the Applicant at the front of the property near the splays entrance and exit did actually form part of the land owned by the Applicant.

4. Co-option
   Mr Alex Duchesne expressed an interest in being co-opted. Cllr Newlands proposed that Mr Duchesne be co-opted, and Cllr Hignett seconded. All Cllrs agreed. Clerk will send Register of Interest Form to Mr Duchesne for his completion and return.

5. Planning Matter:
   (i) DC/20/0506/FUL – Pitchers Green Farm – conversion of barns to form 3 no. dwellings with ancillary accommodation and associated demolition, landscaping and access works (previous application DC/19/0503/FUL);
   (ii) DC/20/0507/LB – Pitchers Green Farm – application for listed building consent – conversion and refurbishment of existing agricultural buildings to form 3 no. dwellings and associated ancillary accommodation, with associated demolition, landscaping and access works (previous application DC/19/0504/LB).

   Clerk had prepared a draft response in accordance with 2019 concerns and objections, together with updating those concerns, taking into account comments

from parishioners and Cllrs. Cllrs approved the draft response, subject to a few additions as discussed at the meeting and following on from the public forum. Clerk will send the revised draft to Cllrs for approval prior to submitting to the LPA.

6. Date of next meeting – 12th May 2020 (by video conferencing system)

Meeting closed: 8.00pm

Signed..... Dated.....