

FORTON PARISH COUNCIL

Minutes of an extraordinary meeting held on Wednesday 11th June 2020 at 7:00 via Zoom

PRESENT: Cllr E De Quincey (Chair), Cllrs D Toon (Vice Chair) P Hammond, D Carver.

Members of the public, all local residents, signed in: Oliver Thomas (Planning Applicant), Zsofia Kraslan, Dawn Lewis, Teresa Merry.

Cllr Tomkinson joined during the meeting.

C Little (Clerk)

- 1. Apologies for Absence:** L Bayton unable to attend due to work commitments. Apologies accepted.
- 2. Declaration of Councillor's Personal Interests:** Cllr Carver advised that as an immediate neighbour to the proposed development he considered he had an interest. Cllr Hammond advised that as a local landowner he also had an interest.
- 3. To consider planning application No. 20/32262/FUL**
The change of use from agricultural grazing land to a mixed use of 'glamping' (glamorous camping for holiday purposes) and continued use as grazing land, Meretown Farm, Meretown Lane, Forton, Newport, TF10 8BX

Cllr Toon expressed that two pods could potentially increase to more and also stated that whilst the planning application referred to change of use Meretown Farm is not actually a working farm. Mr Thomas advised that the application was for one pod and two car parking spaces and if necessary cars could be parked on the house driveway. The plans had been prepared for him by a professional paid to do his best to secure planning, there had been no intention to mislead anyone on the current use of land.

Cllr Hammond advised that in recent years Forton and Meretown had been subject to a conservation area appraisal. The proposed plans fall into an area of importance as the area is in an area of green land and paddocks which create a significant open space.

Cllr Hammond that he was not against the proposal but felt we should all be mindful of the appraisal and protecting those areas of importance.

Cllr Carver asked if the pod would be housed on a hard base. Mr Thomas advised that the pod was on wheels secured by caravan jacks. It would not necessarily need to stay at the site all year round as he felt that it was expected to be used by bird watchers and walkers in the summer months. He advised that a septic tank would not be appropriate for this small portable dwelling as it would be too obtrusive so he anticipated installing a cess pit.

Mrs Lewis stated that she was really in a state of confusion. Living in a barn, as she does, is very restrictive, she stated that she cannot change her windows or doors which would have no impact at all on her neighbours or passers-by yet here was a proposal which could bring light pollution, litter, noise and nuisance. It could affect the bats and other wildlife in the area. She questioned whether the rural enterprise statement was truly applicable when the site is not a working farm.

Mrs Merry agreed with these observations.

Mr Thomas pointed out that there had been no residential barns near his house when he first lived there however conservation was a priority for him and the location had been carefully considered to minimise the impact to the area.

There was further discussion and The Chairman gave everyone the opportunity to speak. Councillors concluded that now they had more clarity on the proposal, and an assurance that approval was only being sought for one pod, only they did not expect a huge impact on the area. The overriding concern is for planners to consider protection of an area of importance recorded in the conservation area appraisal.

The meeting closed at 7:24

The meeting was closed by the Chairman at **7:35 p.m.**