

**MEETING OF SHALDEN PARISH COUNCIL  
MONDAY 19<sup>TH</sup> APRIL AT 10AM  
HELD via ZOOM PLATFORM**

**Present:**

Rosemary Hartgill

Dave Orme

Bernard Stewart

Peter Wilson

6 residents of the Parish were also present

**Also attending:** Katherine Horton (Clerk)

**Minutes:**

**1. Apologies**

Apologies received from Andrew Shirvell. Dave Orme was nominated and seconded by the attending Councillors to act as Chair in Andrew's absence.

**2. To approve the minutes of the meeting of 31<sup>st</sup> March 2021**

No comments. Minutes proposed and seconded as a true record to be signed by the Chair at the next possible opportunity.

**3. Declarations of Interest**

No declarations made.

**4. Representations from members of the public**

Clerk welcomed residents to the meeting and clarified the meeting protocol.

Questions raised by the attending residents during the Open Forum:

- How and when residents might receive notification of planning applications in the area?
- Why residents have only been advised of the application so close to the deadline for comments?
- Can the Parish Council notify residents directly by email when Parish meetings are taking place and planning applications are made?
- David Lancaster requested that it be noted in the minutes that he had not received adequate notice of the Parish Council meeting and had been unaware of the timing restraints that applied under the Open Forum prior to the meeting starting.

The Parish Councillors were thanked by a number of residents for their attention to the matter on the agenda.

**5. Planning Application/Notification(s):**

a. Case No: 28300/004. Grain Store North of Shalden Farm, Shalden Lane, Shalden, Alton

Details: Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to three Dwellinghouses (Class C3)

The Chair noted the questions that had been raised by the residents in the Open Forum and confirmed that the meeting had been called in line with the council's standing orders and further clarified that Parish councils are not Planning Authorities but are "statutory consultees" in the planning process; which means that the Councillors of Shalden Parish only have the right to be informed of planning applications within the parish and they cannot approve or reject planning applications.

The Chair also confirmed that it is not the Parish Council but East Hants Planning Department who are responsible for informing appropriate parties of any application. Attending residents were advised that they can stay informed of applications in a particular area by creating an account with East Hants Planning and it is also through this portal that personal comments can be lodged.

The Councillors noted that while the item on the agenda had caused concerns for some residents it should be noted that Case 28300/004 is not a conventional planning application but a notification for prior approval for a proposed change of use. The proposal cannot be approved or objected by the Parish Council and comment can only be made on five prescribed areas.

The Parish Councillors were in agreement that it was appropriate to lodge comments with East Hants Planning Department; acknowledging the ability to make any statement was restricted by the nature of the application but highlighting concerns that parish residents held. The Parish Councillors confirmed they were comfortable the following statement achieved these two intents and noted the time and research that had taken place to compile it.

"The Council, although disagreeing with this proposal, as evidenced by its objection to the original 2017 proposal, recognises that under Permitted Development legislation it has no locus to object. The Council do wish however to lodge three concerns under the following criteria detailed in Class Q; "Q.2 (e) Whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwelling houses) of the Schedule to the Use Classes Order"

1/ The Council would like an appropriate assessment be made of the potential impact and suitability of Grain Drying equipment located in relevant close proximity of the proposed dwellings given the potential noise disturbance and hours of use.

2/ The Council would request an environmental assessment be made for potential land contamination as "According to Environmental Health records the above application lies on and/or adjacent to historic potentially contaminated land with the following description: On Site: Grain store. Adjacent to Site :Filled ground."

3/ Although the Parish Council accept Class Q does not necessarily require that all Joint Core Strategy elements are upheld, we request that due to the peculiarly prominent location of this Barn, on the skyline and that harm to the Rural Landscape was cited as a primary cause for refusal under a previous application, that Joint Core Strategy CP19, Development in the Countryside, CP20 Landscape and CP29, Design, are given particular consideration in determining Prior Approval.

The Clerk confirmed the Councillors wanted the comments to stand on the East Hants Planning portal and also recorded two items for the next Parish Council meeting: how to raise awareness of EHDC Planning website notifications and how to clarify the Council's role in the planning process to residents.

The Chair thanked the Councillors and those residents present for attending the meeting.

Meeting closed: 10:38

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Signed

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Date

DRAFT