

**MINUTES OF THE SPECIAL MEETING OF BRENT ELEIGH PARISH COUNCIL
HELD ON 11 APRIL 2017 IN THE VILLAGE HALL COMMENCING AT 7:30PM**

Present:

Cllr Kevin Went (Chairman)
Cllr Karen Marshall
Cllr Francesca Scoones
Cllr Natalie Shewring
Cllr Michael Warner

Apologies:

None

In Attendance:

William Grosvenor (*Clerk to the Council*)

		Action
17.40	CHAIRMAN'S WELCOME Cllr Went welcomed all present to the meeting.	
17.41	TO RECEIVE APOLOGIES FOR ABSENCE All Councillors were present.	
17.42	DECLARATIONS OF INTEREST	
17.42.01	To Receive Amendments to the Register There were no amendments to the Register.	
17.42.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda There were none.	
17.42.03	To Receive Declarations of Non Pecuniary Interest in Respect of Items on the Agenda There were none.	
17.42.04	To Receive Full / Partial Dispensations for Pecuniary Interests Declared It was noted that there had been no requests for dispensations.	
17.43	TO CONSIDER PLANNING APPLICATION B/17/00403/FUL – LAND NORTH WEST SIDE OF COCK LANE, BRENT ELEIGH – ERECTION OF AGRICULTURAL STORAGE BUILDING Councillors considered this planning application which was for the erection of an agricultural building in the style of a barn on a plot of land extending to 0.8 hectares (just under 2 acres) off Cock Lane. Historically the site has been, for many years, amenity land. It lies outside the Conservation Area but within the Special Landscape Area saved under Local Plan Policy CR04. A planning application was required because agricultural holdings of less than 5 hectares do not benefit from the permitted development rights given under Class A of Part 6 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015. Following discussion Councillors felt that the application should be recommended for refusal for the following reasons: <ul style="list-style-type: none"> • The site still has the characteristics of amenity land; contrary to the Planning Statement accompanying the application there are no animals already on the holding. 	

	<ul style="list-style-type: none"> • The site is far too small for any meaningful commercial sheep farming activity that is not part of a wider enterprise. • The size and scale of the proposed building goes far beyond what might be required for the support of a few grazing animals. • The Planning statement makes reference to Paragraph 28 of the National Planning Policy Framework (NPPF); this proposal cannot be said to either contribute to the rural economy or be economically sustainable. • By registering the plot with DEFRA and purporting to operate an agricultural enterprise the applicant could accrue the right to seek to benefit from the barn conversion clause under Part 3 of the General Permitted Development Order referred to above after use as an agricultural building for 10 years. The proposed location of the building, on high ground above the Brett Valley, would make such a conversion undesirable. <p>The Clerk to convey the Council's views to Babergh planners accordingly.</p>	Clerk
17.44	<p>CHAIRMAN'S CLOSING REMARKS The Chairman thanked everyone for attending the meeting.</p>	
17.45	<p>DATE OF NEXT ORDINARY MEETING 25 May 2017 at 8pm (following the Annual Parish Meeting at 7pm There being no further business the meeting closed at 8:30pm.</p>	