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## **PAUNTLEY PARISH COUNCIL**

### **Minutes of the Extra Meeting of Pauntley Parish Council held on Wednesday 21<sup>st</sup> February 2024 6.30pm in Pauntley Village Hall, Brand Green**

**Present:** Cllrs P Eastabrook (in the Chair), M Hampton, C Chapman-Hughes, C Philipps, N Fowke, J Thomas

**In attendance:** Rachel Freestone - Clerk,  
Philip Burford – District Councillor

**Public:** 10 members of the public

Cllr Eastabrook welcomed members of the public to the meeting and explained that Pauntley Parish Council Standing Orders 3f and 3g would be relaxed during this meeting to allow for full public opinion to be heard and considered.

**1. To receive and accept apologies for absence:**

Apologies had been received and accepted from Cllr M Hargreaves.

**2. To receive any declarations of interest or written applications for dispensation from Councillors on agenda items:**

Cllr J Thomas declared a non-pecuniary interest to item 4a as a neighbouring resident.

**3. Open Session:**

a. To receive a report from District Councillors Philip Burford:

District Cllr Burford explained that he could advise on due process only. Any objection or comments to planning need to take into account material considerations which do not include a right to a view or possible devaluation of a property. The overall effect on/nature of the landscape can be questioned; if the building is listed as agricultural and appears to be a residential property it is up to the applicant to justify what it is. He added that currently the upper storey appears to be laid out as bedrooms and the uses been given for these rooms do not correlate – can question what the uses will be. District Cllr P Burford confirmed that he will call the application to planning committee to enable the parish council and residents to represent themselves and that it had been brought to Nigel Brinn's attention.

b. To receive a report from Gloucestershire County Councillor for Newent Gill Moseley:  
In her absence there was none.

c. To receive representations from the Public:

Member of the public commented:

- Structure of the building appears to have areas which aren't agricultural (basements and mezzanine).

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- The siting is different to the prior approval. It was confirmed that this was the reason a full application would now need to take place. The retrospective part of the application seeks to regularize the new position.
- The orchards are leased and parts have been removed to create wildflower meadows.
- The tenant does not need the barn, the use for the building in the application contradicts the tenants needs.

Comment was heard that the use and future use/change of use are questionable and are raising concerns. Access to the barn is not big enough for farm vehicles and the position in the centre of the field is questionable.

Member of the Public explained the application is the red outlined area in the plans, the track and central part of the field. The blue outline is the area of land owned and leased to the tenant farmer. The planning application's Design and Access Statement refers to the tenants farming activities on the rest of the land and subsequently it is our understanding that the owner has no need for the barn. It is also understood that the tenant does not require the use of a barn.

Member of the Public commented they had met the applicant and a community café and the exploration of ground source heat pump installation had been mentioned.

Members were reminded that anything put forward needs to be on a planning basis.

Member of the Public informed members that they had researched how best to object to an application and felt there was a number of items they could use:

- Visual impact of the development.
- Affect conservation and natural environment.
- Development disturbs the character of the area.
- Highway safety and traffic.

#### **4. Planning**

a. Members commented on the following planning application for determination by Forest of Dean District Council:

- P1618/23/FUL Herridge Orchards, Pool Hill, Newent. Erection of general-purpose agricultural building. (Resubmission and part retrospective)

There are concerns that the building may become a residential dwelling in the future. Cllr Eastabrook informed members that an invitation has been extended to the applicant to attend the meeting but understood the short notice given was restrictive.

District Cllr Burford reminded members of the public to put their objections on the FoDDC portal by the 6<sup>th</sup> March. A member questioned that the portal has been unreliable recently and any written letters sent are delayed in being put on the portal. It is recommended to register comments on the portal and/or send an email. The planning time scale is 8 weeks to completion unless an extension is granted. There will need to be an ecological assessment completed so it is likely it will be longer. The planning committee is always scheduled on the second Tuesday of the month.

Members commented on the following concerns:

- Agricultural development with no agricultural need.
- Application versus design and access statement. The design and access statement refers to tenant whereas the planning application does not. The barn is not required to

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service the red area of land (planning application). The agricultural need for the barn needs to be justified.

- Questionable materials being used. Dark walls and dark roof are required however, a very pale roof has been installed.
- The validity of the submitted ecology report. The firm that has completed it is not accredited and the report is not signed or dated. The ecology checklist is missing so the report should not have been registered. The fishing lakes and ponds are not included.

Cllr J Thomas abstained from the vote. **It was RESOLVED:** to OBJECT to the application and for comments to be submitted to FoDDC planning.

Member of the Public commented that they understood there to be a 12” water main under the site. **It was RESOLVED:** to raise in comments to FoDDC to prompt consultation with Severn Trent.

5. **Next Meeting:** Members noted the next ordinary meeting to be held on the 15<sup>th</sup> April 2024 at 7.30pm following the 6.30pm Village Hall meeting.

Signed.....*Paul Eastabrook*..... Dated.....15.04.2024.....  
Chair

The meeting closed at 7.33pm.