**Iwerne Courtney & Stepleton Parish Council Meeting Minutes**

**Extraordinary Meeting 21st February 2024**

**Date:**  **Venue**: Shroton Village Hall

**Present:**  Cllr Gredley (Chairman), Cllr Hewitt,Cllr Christmas, Cllr Barrett

**In attendance:**

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| **Agenda Item** | **Discussion Points** | **Action** |
| 1. **Apologies, Declarations of Interest and Dispensations** | None |  |
| 1. **To consider:**   **Planning application P/PAAC/2024/00641**  **Location - Deer Farm Gallows Corner To Farrington - Lane Farrington DT11 8RA**  **Proposal - Change of use & conversion of agricultural building to 5no. dwellinghouses (use class C3)** | Concerns were expressed in relation to the history of the site including the construction of two large detached houses in 2016 , which remain vacant, and a new barn in 2022. The proposal for an additional 5 dwellings, on a site where there are already 2 unoccupied large detached houses originally deemed necessary to support the operation of the chicken farm, was agreed to be matter of concern. It was apparent that the only purpose for the construction of these dwellings would be for sale as market housing.  It was agreed that the design for the 5 new terraced houses, in a modern steel clad building, without gardens, in what is essentially a rural landscape, would appear to be completely inappropriate.  Doubts were expressed as to whether the project would meet the criteria for Class Q approval. It was noted that there would clearly need to be substantive internal alterations, the construction of internal walls for example, to subdivide the structure into 5 dwelling units. It was also noted that the proposal was not for the conversion of the entirety of the existing barn, only for part of it, and therefore there was a valid question in relation to what possible uses would be made of the remainder of the building. It was agreed that it would be completely impractical to use part of the structure for residential purposes and part for agricultural purposes, there being significant potential operational and health & safety issues.  There were additional concerns expressed in relation to the narrow approach road and possible local congestion.  It was noted that the project, if approved, would effectively double the size of the hamlet of Farrington, there being no clear need for this number of additional dwellings in this area.  Councillors also observed that notifications concerning this proposal had only been sent to the unoccupied neighbouring properties belonging to the applicant himself and not to residents of other nearby properties who would actually be impacted by this development.  The Clerk noted that Dorset can now satisfy the Housing Delivery Test in the Local Plan area and therefore there should be no presumption of favour of a development of this type.  In addition, it was noted that such properties would add considerably to light pollution from the area and would be clearly visible from the Dorset AONB and Hambledon Hill, which is a matter of significant local concern.  It was unanimously agreed to **OBJECT** to the application | Clerk to Notify Dorset Council of the PC’s objection |
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**The presiding Chairman declared the meeting closed at 7: 55 pm**

**Presiding Chairman ………………………………………… Date……………………………………………..**

**Iwerne Courtney & Stepleton Parish Council**

TS /11/22