

HOLTON ST MARY PARISH COUNCIL
MINUTES OF PLANNING COMMITTEE
HELD ON WEDNESDAY 18th JANUARY 2017
at 7.30 p.m. in the Village Hall

Present: Erik Ellis (EE - Chairman), Sally Thurlow (ST), Claire Rowan (CR), Riet Howard (RH), Richard Appleton (RA), Oliver Greene (OG), Dot Steeds (Clerk)
Members of public: Sasha Philpot, Lee Barton

1. Apologies for Absence: Mark Anderson

2. Declarations of Interest: Oliver Greene has been granted a dispensation to speak but leave the room at the vote.

3. Minutes: Minutes of meeting held on 26th April 2016 were signed as a true record. Proposed by ST. Seconded by OG. Unanimously passed

4. Planning Applications:

a. Planning Application No: B/16/01729

Location: Holton Hall Farm, Holton St Mary,

Proposal: Insertion of windows and variation of external materials to existing agricultural building approved under B/15/01230

The plans were displayed.

Close Meeting

Sasha Philpot described the family's involvement in the farm and their long term plans. She listed the required facilities within the barn for the workers and explained that there was not enough space downstairs for her and her husband's offices. The original application B/15/01230/FUL/JP did not include windows on the upper floor which was an oversight by Whirledge & Nott and she said that the offices can't have no natural light. None of the windows in Holton Hall can be seen from the barn windows and no one can be seen in the garden of Holton Hall. People using the Footpath can overlook the garden. Leylandii have been planted. Holton Hall can be viewed from other locations.

Lee Barton agreed with Sasha's comments.

EE offered to read out any comments from Andrew Philpot but his wife was speaking on his behalf.

ST reported that it is not abnormal to have an office without windows. Sasha Philpot explained that it is useful to see any vehicle coming into the yard. ST added that not all the windows overlook the yard.

RA said that the southern windows look towards the Church.

OG showed photos from his land. Sasha Philpot showed photos of the views from the windows.

ST stated that when property was built with windows overlooking her property obscure glass had to be used. Even so there is light pollution. Sasha Philpot said that blinds would be installed.

CR commented that opaque glass allows light but no view.

RH commented that Holton Hall was once the farmhouse. OG explained that BDC had not listed it at that time. RH asked whether OG had requested it to be listed. OG replied that he had not.

Open Meeting

OG spoke. He considered that the initial application deliberately did not include windows as that may have caused it to be refused. BDC previously refused an application regarding the 'Lay and Wheeler' building, it was passed only when there were no windows towards Holton Hall. If this application is permitted Holton Hall would lose privacy, experience intrusive lighting and there would be further damage to the setting of a heritage asset. Over the past 30 years he has planted many trees, hedges and shrubs to enhance the setting.

ST and RA said they would expect windows over the yard but not the church, lights can be seen from the church. Health & Safety Executive state proper artificial light is fine. CCTV would allow views of the yard.

EE said that the supporting statements for both applications do not show any difference in what is to be done in the offices.

The building was originally described as purpose built with cladding down to raised brickwork. When seen by BDC during construction the officer said there were no windows. Holton Hall was listed in 1987 before all three barns were erected.

ST stated there is a right to privacy so the windows shouldn't be there.

Oliver Greene left the room.

The remaining Councillors discussed their response. RH said the barn is some distance away, the business will work mostly in daylight hours and that no one is entitled to a view.

The barn is 90 m away from Holton Hall itself and 2m from the boundary.

Close Meeting

Lee Barton said they would only work a couple of hours after dark.

Open Meeting

RA queried whether this was an oversight or deliberate.

ST said there were 3 options:

- a. remove
- b. obscure
- c. reduce light pollution

The PC was extremely disappointed the original proposal didn't reflect what was intended. Windows over the church are not necessary, the end windows look over Holton Hall and the third aspect do look over the business. It is acceptable to provide light from other sources. The PC cannot support windows on two elevations because of impact on church and Holton Hall.

The following proposal was made:

Holton St Mary Parish Council cannot support the retrospective application in respect of the addition of windows to the agricultural building at Holton Hall Farm.

In particular we are opposed to windows facing NE and SE. The need for light and overview of the yard could be met by artificial lighting and electronic surveillance. We are also particularly concerned about loss of privacy to the adjacent listed Holton

Hall and the additional light pollution the windows do cause. Section 132 of the National Planning Policy Framework requires councils to protect Heritage assets and their setting from substantial harm.

Inclusion of the windows in the original application would have materially affected our response to that application B/15/01230/FUL/JP.

Proposed by ST. Seconded by CR.

Vote: For 4 Abstention 1. Passed

b. None

c. None

The meeting closed at 8.24pm.

Signed

Date