



# Minutes

## Planning Committee

Venue: Microsoft Teams Live Event - Remote  
Date: Wednesday, 8 July 2020  
Time: 2.00 pm

Present remotely via Councillor J Cattanach in the Chair  
Teams Live Events: Councillors I Chilvers, R Packham, P Welch, M Topping, K Ellis, D Mackay, M Jordan and J Mackman (Vice-Chair)  
Officers Present Martin Grainge – Head of Planning, Ruth Hardingam –  
remotely via Teams Planning Development Manager, Gareth Stent – Principal  
Live Events: Planning Officer, Glenn Sharpe – Solicitor, Victoria  
Foreman – Democratic Services Officer

Before the meeting business, the Chair welcomed attendees to the first remote and live-streamed meeting of the Planning Committee and asked all Committee Members and Officers to confirm their attendance.

The Chair reminded all participants that the meeting was being streamed live publicly and was accessible to a wide audience; as such, in accordance with usual practice at public meetings, the Chair asked for a respectful debate, and asked Members to remain muted unless invited to speak.

### 1 APOLOGIES FOR ABSENCE

There were no apologies for absence.

### 2 DISCLOSURES OF INTEREST

All Councillors declared that they had received additional correspondence and representations in relation to agenda item 5.1 – Honeypot Field, Hillam Common Lane, Hillam.

The Solicitor clarified that the author of one of the received representations had requested that it remain anonymous, and not be uploaded onto the Council's planning portal for public inspection. As such, the Solicitor explained that no weight should be given to the anonymous representation, and that if Members felt that it had influenced their views on the application, they should not take part in the decision.

All Members confirmed that they remained open minded, and as such would participate in the debate and decision.

### **3 CHAIR'S ADDRESS TO THE PLANNING COMMITTEE**

The Chair informed the Committee that an Officer Update Note had been circulated and could be viewed alongside the agenda on the Council's website. Members noted that any late representations that had been received on the application would be summarised by the Officer in their presentation.

### **4 MINUTES**

The Committee considered the minutes of the Planning Committee meeting held on 4 March 2020.

#### **RESOLVED:**

**To approve the minutes of the Planning Committee meeting held on 4 March 2020 for signing by the Chairman.**

### **5 PLANNING APPLICATIONS RECEIVED**

The Planning Committee considered the following application:

#### **5.1 2018/0657/FUL - HONEYPOD FIELD, HILLAM COMMON LANE, HILLAM**

**Application:** 2018/0657/FUL

**Location:** Honeypot Field, Hillam Common Lane, Hillam

**Proposal:** Proposed erection of an agricultural storage barn

The Principal Planning Officer presented the application and accompanying report which had been brought before Committee as 11 letters of representation had been received which raised material planning considerations, and Officers would otherwise have determined the application contrary to these representations.

The Committee noted that the application was for the proposed erection of an agricultural storage barn.

An Officer Update Note had been circulated which set out additional representations that had been received since the publication of the report.

Members asked questions relating to a number of matters, including potential conditioned protection of the hedgerow near the proposed site for the building, and whether checks had been undertaken to ensure that the

use of the site was agricultural. Officers explained that ongoing activities on the site were being considered by Planning Enforcement, but that in terms of the current application, the site's use had been taken at face value by Officers.

The Committee also asked about screening of the site by trees and vegetation, which could be minimal in the winter months. Officers agreed that screening in the winter would be lessened, but that by virtue of the size of the proposed barn, it would have been difficult to screen it in most circumstances.

In response to some other Member questions, Officers confirmed that the site was relatively small and that the proposed barn would be open on one side, which would allow air circulation to the hay and straw storage facility and allow any water to drain through during potential future flood events.

The Committee debated the application, with some Members expressing the view that the site was adequately screened and that the visual impact was minimal, particularly as there were other large agricultural buildings nearby.

However, some Members felt that a site visit should be undertaken and was in the public interest for various reasons, such as the number of letters of objection received, the site's size, visibility and location within the Green Belt, identification of the activities taking place on the site and to provide Members with the opportunity to see it first-hand.

The Committee also emphasised the need for a wider assessment and verification of the activities on the site, as detailed by the applicant.

Some Members of the Committee did not agree that a site visit was needed and felt that the proposal sat within the landscape appropriately. It was suggested that potential impacts on the green belt could be mitigated, and that the Officer report was detailed enough for a decision to be taken on the matter at the meeting.

It was proposed and seconded on the Officer recommendation as set out in the report that the application be granted; a vote was taken on the proposal and was lost.

It was proposed and seconded that determination of the application be deferred in order for a site visit to be undertaken; a vote was taken on the proposal and was carried.

**RESOLVED:**

**To DEFER determination of the application in order for a site visit to be undertaken by the Committee.**

**6 PLANNING DECISIONS MADE UNDER URGENCY DUE TO COVID-19**

Members were presented with details of details of the planning decisions taken by the Chief Executive and Head of Planning under urgency procedures between 1 April 2020 and 24 June 2020 due to the Coronavirus lockdown.

Members asked for an update on application 2019/0030/COU - Milford Caravan Park, Great North Road, which had been referred to the Secretary of State. Officers confirmed that it had not been called in by the Secretary of State and as such the application had been granted through delegated powers to the Planning Development Manager.

**RESOLVED:**

**To note the planning decisions taken under urgency between 1 April 2020 and 24 June 2020 due to the Coronavirus lockdown.**

The meeting closed at 2.51 pm.