

Minutes of Whaddon Planning Committee meeting held on 29th March 2016 at 7.40p.m. in Whaddon Village Hall, Church Street, Whaddon, Royston, Hertfordshire, SG8 5RY.

Present: Chair Cllr K French
 Committee members Cllr A Milton, Cllr R Scott
 Clerk Mrs G van Poortvliet
 Members of the Public 3 present

Cllr Scott joined the meeting and apologised for his late arrival. The meeting, now being quorate, commenced.

1. **Apologies for absence** – received from Cllr L Ginger.
2. **Disclosure of interests from Cllrs for items on the agenda** – none declared. All Cllrs present knew the applicant as she had served on the Parish Council until two years ago. However none of the Planning Committee members were sufficiently friendly with the applicant to declare a personal interest. The Clerk was a direct neighbour of the applicant but, as Clerk, would take no part in the discussion or decision making relating to this application.
3. **Approval and signing of minutes from the Planning Committee meeting of 14th March 2016** – resolved that the minutes be signed by the Chair as a true and correct record.
4. **Planning Application S/0447/16/FL, Ermine Farm, Bridge Street, Whaddon, SG8 5SN for erection of dwelling in lieu of barn conversion approved under S/2017/14 and change of use of agricultural to garden land:**
 - 4.1 **Comments from the public:** the members of the public (the agent for the applicant and the applicants) outlined the reasons for the application and answered questions from the Cllrs. The key points were:
 - The applicants' had already received planning permission in 2014 to convert an agricultural building to a residential dwelling.
 - The agricultural building was in the flood plain and suggested adjustments to the design to mitigate against flood risk would make the dwelling less suitable as a 'forever home.' It would be less future-proof for the applicants.
 - This planning application was for a new building, located outside of the flood plain, although close to the existing agricultural building.
 - The principle of the application was that planning permission had already been granted for a new dwelling but that the applicants would like this dwelling to be in a slightly different location. Such an application did not fit neatly into SCDC's planning policies.
 - The design for the new dwelling was simplistic and would look like a barn. It would be an environmentally-friendly residence.
 - The existing barn would be demolished.
 - Planning permission for change of use of agricultural land was also needed to give a small garden to the new property.
 - 4.2 **Consideration of application and agreement of Parish Council (PC) recommendation and comments** – the planning application was discussed. The Chair expressed concerns that the new building was outside of the village framework and that permission had been granted to convert an agricultural building rather than build a new dwelling. The applicants commented that the end result would be one new dwelling outside the village framework even if they converted the agricultural building under the existing permission. A vote was taken. Resolved: that the PC recommend approval of

the application with no comments. Action: the Clerk to inform SCDC of the PCs recommendation.

5. Items for the next meeting – none requested.

The meeting closed at 8.01p.m.