**TILBROOK PARISH COUNCIL**

**MINUTES** of the Council meeting held on Wednesday 21 August 2019 in the Village Hall, Church Lane,Tilbrook, commencing at 2000 hours.

**PRESENT** Councillors C Paull (in the Chair); C Haynes; M Patterson and K Gutteridge

**IN ATTENDANCE**  C L Thatcher, Clerk to the Council and 19 members of the public.

**61/19 APOLOGIES** Councillor Mrs J Pilcher; District Councillor Jonathan Gray.

**62/19 PUBLIC FORUM** The Chairman first explained the planning history of the Summerfield Farm site, then invited the applicant, Councillor Carl Haynes, to speak. Following that, he said that those present would have an opportunity to question Councillor Haynes in connection with application 19/01309. The applicant would then leave the meeting whilst the application is considered.

Points made by members of the public were that

* the 28 day rule had been used for 42 days
* the applicant has not mentioned Clubs and exempt Societies in his resume
* the holiday lets need a change of use approval
* there was loss of amenity for neighbours, with very early morning and late night noise and disruption with ‘comings and goings’
* this application moves camping much closer to number 60 - and electric hook-up points have already been installed.
* the Parish Council seems to be doing nothing about the illegal use of the buildings.

Councillor Haynes refuted the points made, disputing the number of occasions the 28 day rule had been exceeded; saying that discussions are being held with Societies ; the holiday lets will be the subject of a separate planning application and do not form a part of this application; noise is not a planning issue, it is Environmental Health and an Inspector has visited twice and no adverse reports have been made to her. He also pointed out the benefits of the campsite to the trade of the pub and to shops in Kimbolton.

The Chairman said that he, on behalf of the Parish Council, had raised concerns with the District Councillor, but enforcement is very weak in this District and in any case it would be unlikely that the Enforcement Officer would take action if it was known that an application to regularise the position had been, or was about to be, made.

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**63/19 DECLARATIONS OF INTEREST**

Councillor Haynes declared a disclosable pecuniary interest in application 19/01309

*Councillor Haynes then left the meeting, taking no part in any discussion from this point and not voting.*

**64/19 PLANNING**

The following application was considered.

19/01309 Summerfield Farm, High St, Tilbrook - Retrospective change of use of land to be incorporated into existing campsite. Increase the overall number of pitches from 25 to 45, including 5 touring caravans. Retrospective change of use and alterations to existing buildings. Retention of storage containers.

Councillor Patterson said that he thought the criteria set for the 2011 planning application was still appropriate. The campsite is close to the centre of the village and there is the potential for noise, traffic etc and this no doubt had a bearing on approval not being given for caravans. He felt the boundaries had been pushed over recent years and that this was contrary to the spirit of the approval. The size and scale of the site must be appropriate to its surroundings.

During a recent site visit it could be seen that the west field was being well used.

Councillor Gutteridge agreed, saying that the site could get too big for the village and he thought the use of the west field was unacceptable.

The Chairman agreed with both members, saying that he felt the planners had in mind the need to balance the site with the village. The village hasn’t changed, but the site has. The site is well thought out and managed, but it is too big.

It was proposed by Councillor Patterson, seconded by Councillor Gutteridge and unanimously agreed to recommend refusal due to over-development and for the reasons stated above.

Planning Update

*.*19/01263 Land west of 60 High St Tilbrook - new agricultural building.

The Clerk said that he had spoken with the Planning Officer regarding the above application and been told that it was a normal application for an agricultural building. There is no suggestion that it will be anything other than a machinery store. It is believed that the rumour of a weighbridge and office was confused with an application in Catworth.

**65/19 MEMBERS’ POINTS OF INFORMATION.**

None

**66/19 NEXT MEETING**

The next normal meeting of Council will be held on 11 September 2019, commencing at 2000 hours in the Village Hall.

There being no further business, the meeting closed at 2035 hours.