**Ide Parish Council**

**DRAFT MINUTES OF A MEETING OF IDE PARISH COUNCIL PLANNING COMMITTEE HELD ON 07 March 2019**

**Attended by:** Councillors Pete Bishop, chairman, Barry Hooking, and Nick Bradley

**In Attendance:** Mel Liversage, Clerk

**Declaration of recording:** No recording undertaken

**Public Participation:** No members of the public attended.

The meeting commenced at 7.00 pm

**1. Apologies:** Councillors Lake, Goodey and Connett

**2. Declarations of interest:** No interests declared

**3. Minutes of previous meeting: T**he minutes of the planning section of the IPC meeting held on 21 November 2019 were duly signed and approved.

 **4. New Planning Applications**: **19/00039/FUL Springwell View, Old ide Lane**, Use Of land as a domestic curtilage, construction of a detached garage and retention of hardstanding.

The planning committee discussed the application, but were unable to support for the following reasons:-

1. It is on agricultural land, and contrary to TDC planning policy EN2a, is on land defined as AGLV
2. It is outside the curtilage defined in the original planning application 17/0661/NPA
3. It is out of scale, being very extensive in size
4. The proposed development adjoins the “Ide Gateway Enhancement Area” and as such does not comply with Policy Ide07 of the now fully-made Neighbourhood Plan for Ide. “Proposals for development within the Ide Gateway Enhancement area (as identified on Map 6 in the Ide Neighbourhood Plan) will only be supported if they do not have an adverse impact on the rural character of the Village entrance or its approaches along the C50/Ide Village Road.

Clearly, the alteration of AGLV land, which is currently in agricultural usage and as such, is distinctly rural in character, would have an inverse impact on this character.

**5 Update on previous applications**

**18/01024/MAJ Springwell Nursery IDE** Erection of a newGarden Sales Area Building including Café/Restaurant, Storage/Warehouse, New Public Car Park Area and Turning Area. This was considered at the IPC meeting on 25 July 2018 and an objection was lodged. A detailed and lengthy ‘sequential test’ test document has now been submitted with reference to the new National Planning Policy Framework. The chairman of the Planning Committee will give our comments to TDC with reference to additional parking and other matters. A decision was expected 21 December 2018 but the applicants have asked for an extension of this to allow for further submissions.

 **17/02835/FUL** Sculpher Photography, Fore Street - still awaiting flood report

**6. Annual review of Terms of reference for IPC planning committee.** This was discussed and amended as attached and will be presented to full IPC committee on 20 March 2019

**7. Report on Rollsbridge Farm: Actions and joint letter to TDC with Holcombe Burnell.** Nick Bradley had attended the meeting at the invitation of the Holcombe Burnell. Their attached letter was countersigned by Pete Bishop, chairman of planning committee, IPC.

The meeting closed at 7.30 pm

**Date of next meeting: 20 March 2019** at 6pm, at The Hub Hall unless otherwise advised.