



Draft Minutes of the Extraordinary Meeting of Wivelsfield Parish Council held on 20th November 2024

7pm, Renshaw Room, Wivelsfield Village Hall

Agenda Item	Description	Resolved
Present:	Parish Councillors H Martin (Chair), R Morris, S Morris, I Haffenden, N Silverman and N Turner Minutes: Cllr H Martin	
1	<p style="text-align: center;">Apologies for Absence</p> <p>Apologies have been received from Councillors D Cumberland and J Keeley .</p>	Apologies accepted.
2	<p style="text-align: center;">Declarations of Members' Interests</p> <p>a There were no declarations of interest from Councillors on items on the agenda</p> <p>b There were no written requests for dispensations for disclosable pecuniary interests</p>	.
3	<p style="text-align: center;">Public Forum</p> <p>There were no members of the public present</p>	
4	<p style="text-align: center;">Planning Matters</p> <p style="text-align: center;">New applications considered at the meeting</p> <p><u>LW/24/0676 – The Barn, Nursery Lane</u> Change of use and conversion of existing agricultural barn to form 1 no. dwelling house (Case Officer: James Smith)</p> <p>This barn has been built within the last four years.</p> <p>Permission was granted on the 3rd September 2020 (LW/20/0267). Wivelsfield Parish Council objected to this application on the following grounds: It does not seem reasonable to convert an existing barn into accommodation and then seek to add a new barn at a later date. There is no evidence to suggest that the landowner is farming crops or animals to justify the need for a barn for agricultural purposes. Instead it is believed that the barn would be used for storage for the owner's building works business. Furthermore the Parish Council was of the view than the main purpose of building the barn was to use it as a stepping stone to increase the likelihood of getting permission to build a house. Change of use permission is easier to obtain than planning permission for a dwelling.</p>	The Council resolved to object to this application.

		<p>This has now happened.</p> <p>The decision notice for the building of the barn (LW/20/0267) was clear: the barn should not be used for purposes other than the storage associated with agricultural purposes. However the Parish Council has no evidence that the barn has been used for agricultural purposes at any time since it was built.</p> <p>It is the Parish Council's view that this is inappropriate development for a rural site outside the planning boundary. The applicant has also had recent permission granted to demolish an existing outbuilding and replace it with a 4 bedroom house, in addition to the change of use of another barn mentioned above.</p> <p>Other Planning Matters To discuss and agree which planning consultant to commission.</p> <p>Three planning consultants have been interviewed by at least two councillors. They were asked to elaborate on the scope of the work proposed and give an estimate of their day rate and likely length of time for the work.</p> <p>The councillors involved recommended that the Council should take Troy Planning and Design to the next stage of requesting a full quote. While Troy were the most expensive of the three they are a larger firm (the other two are single consultants working on their own) and so would be better able to provide a wider range of expertise. They have good experience of working for parish and town councils in such circumstances. They were clearer on the appropriate scope of work and understanding of the data needed.</p>	
	b		
	c	<p>To receive reports from Councillors on any information and/or meetings they have had relevant to planning matters.</p> <p>There were no further reports</p>	<p>The Council resolved to request a quote from Troy (Cllr Turner to follow this up) and, if acceptable to engage their services.</p> <p>.</p> <p>.</p>
5		<p>Items for Noting or Inclusion on Next Agenda No items were noted.</p>	
6	a	<p>Date of Next Meeting Monday 9th December 2024</p>	