
**Minutes of the Meeting of the Planning Committee of Ashburnham and Penhurst Parish
Council held on Wed 14th June 2017 at 7.30pm in the Ashburnham Sports Pavilion**

Committee members present: Cllrs, Nicky Bishop (Chair), Richard Hann, Ron King and Richard White

Committee members absent: Cllrs Carol Andrews, Tina French

Also present: Clerk to the Council
2 members of the public

1. Apologies for absence

1.1. Apologies have been received from Cllrs Carol Andrews and Tina French.

2. Disclosures of interest

2.1. None

3. Open forum

- 3.1. Mr Ron Ridley made representations to register his objections to the planning application on the agenda of this meeting. He noted that since its construction the property has been the subject of several planning applications changing the use and later making alterations on the grounds of improving disabled access to the holiday let. However, the property has never been seriously marketed as a holiday let and is still not. Indeed, he claimed that the current owners have been living there themselves intermittently. It appeared to him from conversations with the owners on their arrival in 2015 that they did not appear to understand the restrictions on occupation.
- 3.2. Mr Colin Baker supported Mr Ridley's opposition and expressed the hope that the planning committee would strenuously oppose the application to convert the holiday let to a permanent residence.

4. Planning applications

- 4.1. RR/2017/1046/P – Naulakha, Lakehurst Lane, Ashburnham TN33 9PE - Use as dwelling house (currently holiday lets).
- 4.1.1. Members discussed the application and the applicant's supporting statement. They were aware that the apparent failure of the holiday let as a business venture is not a material planning consideration.
- 4.1.2. The material consideration is the planning policy RA3 (iii). Members were of the view that none of the exceptional circumstances outlined in Policy RA3 (iii), that allow the creation of new dwellings, have been met and nor does Policy RA4 apply as this is not a Historic Farm Building having been erected in recent times.
- 4.1.3. Although not a material planning consideration, members noted that the assertion that the holiday let has been advertised on the parish council's website is untrue.
- 4.1.4. In addition, the advertised prices for the holiday let are several multiples of the typical local letting rates. Based on the weekly hire fee plus eye-watering deposit, the committee did not believe that a serious attempt has been made to make Naulakha a viable letting property. Also noted was the inconsistency between offering the property as both a holiday let *and* a bed and breakfast.
- 4.1.5. On the motion of the Chair members resolved to oppose the application.

5. Dates of Next Meetings

- 5.1. The planning committee is scheduled to meet in 2017 on the second Wednesday of June, August, October and December and in 2018 on the second Wednesday of February and April provided that there are planning matters requiring consideration which cannot be resolved by the ordinary meetings of the Parish Council.