



# Fittleworth Parish Council

## APPROVED Minutes of the Parish Council Meeting held on 19<sup>th</sup> March 2018 at 7.00pm in the Pavilion Building.

**Present:** Chris Welfare (CW) Chair, Mike Allin (MA), David Brittain (DB), Alison Welterveden (AW), Tony Broughton (TB), Mick Foote (MF), Robin Dunstan (RD), Kerry Coughtrey (KC) & Lee Scott (LS)

**In attendance:** Janet Duncton County & District Councillor (JD) & Louise Collis (Clerk)

**Members of public:** Mike Stanbridge and Adrian Webb

Minute Ref	Agenda Item	Action by
18-031	<b>1. Apologies for absence:</b> None	
18-032	<p><b>2. Minutes of the last meeting and matters arising</b></p> <p>The minutes of the previous meeting held on 19<sup>th</sup> February 2018 were approved as a correct record. The Minutes were PROPOSED by RD and SECONDED by KC The minutes were then signed by CW.</p> <p>CORRECTION TO FEBRUARY 2018 MINUTES – In the February 2018 minutes it was mentioned that High Trees had road issues. This is in fact incorrect, High Trees does not have any road issues at this time and High Trees is a private road. Reference to High Trees under 18-018 to be changed as follows.</p> <p><b>18-018 - <u>Potholes and poor road surface</u></b> – RD reported that there are potholes along The Fleet and School Lane.</p>	
18-033	<p><b>3. District / County Councillor reports</b></p> <p><b>a) County Councillor report</b></p> <ul style="list-style-type: none"> <li>• During the snow the gritters were called out 50 times.</li> <li>• Realtime information boards are being rolled out in the Bus Stations and bus stops.</li> <li>• Operation Watershed has helped over 360 projects and 150 groups.</li> <li>• JD attended the Fires Service Conference which covered topics including counselling and diversity</li> </ul> <p>b) <b>District Councillor report</b> - Nothing to report</p> <p><b>c) Questions</b></p> <p>i) <b><u>Request for additional speed limit signs</u></b> – RD requested for additional signage where the speed limit changes from 60mph to 40mph into the village coming down the hill from Pulborough, as the current signage is not clear. JD said this was unlikely but would look into it.</p> <p>ii) <b><u>Highway Maintenance provider</u></b> – MF asked if there was an update. Still no official announcement.</p>	JD

	<p>iii) <b><u>Broadband Little Bognor</u></b> – DB requested an IT infrastructure update. JD will contact Jo Furber (IT - WSCC) to give an update and this will be forwarded to the clerk.</p> <p>iv) <b><u>Highways Winter Management Plan</u></b> – Both CW and DB raised the decision by WSCC not to implement the winter Management Plans even with all the snow during the recent cold spell. The decision to distribute the salt bags was left to individual parish councils and WSCC clearly stated that the cost of replacing the used salt would be down to the Parish Councils who distributed the salt without the authority of WSCC. DB stated this was irresponsible of WSCC and not caring for the safety of the parishioners.</p> <p>v) <b><u>Velo South Cycle event</u></b> – DB raised the point that there are mixed concerns about the event due to contract transparency and road closures on the day.</p> <p>vi) <b><u>Manhole cover Tripp Hill</u></b> – MF reported that the manhole cover on Tripp Hill, damaged 4 months ago, had still not been repaired. JD to chase to request it is repaired before the Garden Trail event.</p>	<p><b>JD</b></p> <p><b>JD</b></p>												
<p><b>18-034</b></p>	<p><b>4. Public Questions -</b></p> <p>AW raised concerns about the recent incident involving a school bus being damaged when it hit a branch overhanging the road. AW wanted to know steps taken to look after the Hesworth Common trees overhanging the road. MF replied that it is WSCC responsibility to ensure the envelope of the road is kept clear of overhanging branches.</p> <p>RD raised parishioners concerns about the access for the contractors for the new shop build as well as protecting the trees near the access point along School Lane. MF confirmed that the contractors will reinstate the area at the end of the project.</p> <p>RD also raised concerns about the new goal posts being put in and how the ground will be protected from over use. MF stated that fencing will be put up to protect the ground and AW will include a section in the next newsletter asking parents to speak to their children about not using the goal posts and surrounding area if fencing has been erected.</p>	<p><b>AW</b></p>												
<p><b>18-035</b></p>	<p><b>5. Declaration by Council members of personal or prejudicial interest –</b> Agenda item 7c) – Items for Discussion: Arrangements for lease and contract signing (18-037)</p> <ul style="list-style-type: none"> <li>• AW &amp; MF are on the Community Shop Committee and declared a prejudicial interest in the Heads of Terms proposed resolution.</li> </ul> <p>Agenda item 8 – Planning</p> <ul style="list-style-type: none"> <li>• KC declared a personal interest in the planning application for Fitzleroi Farm Fitzleroi Lane (KC uses the stables)</li> <li>• DB declared a personal interest in the planning application for Fitzleroi Farm Fitzleroi Lane. Applicant is a neighbour</li> </ul> <p>Agenda Item 10 – Finance, Any other financial issues, Bowls Club Public Liability Insurance</p> <ul style="list-style-type: none"> <li>• TB declared a prejudicial interest as he is the Treasurer for the Bowls Club</li> </ul>													
<p><b>18-036</b></p>	<p><b>6. Update on on-going matters not covered elsewhere</b></p> <p><b>a) Meetings</b></p> <p>i) <b><u>Meetings attended and to be attended</u></b></p> <table border="1" data-bbox="288 1697 1347 2011"> <tr> <td data-bbox="288 1697 459 1733"><i>Meetings</i></td> <td data-bbox="459 1697 1238 1733"><b>SSALC – Clerk Course</b> – Tuesday 20<sup>th</sup> February</td> <td data-bbox="1238 1697 1347 1733">Clerk</td> </tr> <tr> <td></td> <td data-bbox="459 1733 1238 1800"><b>SSALC – Year End Finance Course</b> – Thursday 22<sup>nd</sup> February</td> <td data-bbox="1238 1733 1347 1800">Clerk</td> </tr> <tr> <td></td> <td data-bbox="459 1800 1238 1868"><b>WSALC Spring Conference</b> - Tuesday 6 March 2018 Hilton Avisford Park, Arundel 9.50am to 3.30pm</td> <td data-bbox="1238 1800 1347 1868">DB</td> </tr> <tr> <td></td> <td data-bbox="459 1868 1238 1935"><b>North Chichester CLC</b> took place on Tuesday 6 March 2018 at 7pm at Wisborough Green Village Hall</td> <td data-bbox="1238 1868 1347 1935">CW</td> </tr> </table>	<i>Meetings</i>	<b>SSALC – Clerk Course</b> – Tuesday 20 <sup>th</sup> February	Clerk		<b>SSALC – Year End Finance Course</b> – Thursday 22 <sup>nd</sup> February	Clerk		<b>WSALC Spring Conference</b> - Tuesday 6 March 2018 Hilton Avisford Park, Arundel 9.50am to 3.30pm	DB		<b>North Chichester CLC</b> took place on Tuesday 6 March 2018 at 7pm at Wisborough Green Village Hall	CW	
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	<p><i>Up-coming meetings</i></p>	<p><b>All Parishes Meeting, 25<sup>th</sup> April 2018; East Pallant House, Chichester</b>  <b>Dale Valley Training Course Information: Lantra Awards Basic Tree Survey &amp; Inspection Course - 27th April 2018</b></p>	<p>LS MA</p>	
<p>18-037</p>	<p>Reports were given by CW, DB and the clerk about the key points raised at the meetings attended.</p> <p><b>ii) <u>Standing Order Review</u></b>  AW and the Clerk have prepared the draft Standing Orders. The draft Standing Orders dated March 2018 were circulated to the councillors prior to the meeting.</p> <p>The <b>RESOLUTION</b> to <b>ADOPT</b> the Standing Orders dated March 2018 was <b>PROPOSED</b> by MF and <b>SECONDED</b> by TB. The vote was unanimous to adopt the Standing Orders. (9 Councillors voted. Unanimous vote to pass resolution).</p> <p><b>7. Items for discussion</b></p> <p><b>a) Consultations</b></p> <p><i>i. Publication of proposed modifications to the West Sussex Joint Minerals Local Plan -</i> CW reviewed the documents and concluded that the proposed modifications did not have enough impact on Fittleworth to require a response.</p> <p><b>b) Village Shop &amp; Playground update</b></p> <p><i>i) Insurance cover for the playground and Youth Area</i>  DB asked the clerk to check about the Parish Council insurance with regards to giving notice of the planned work. The clerk spoke to Came &amp; Co, who said that no notice is required as the contractor's insurance will cover the site for the period of the work. Only when the site is signed off and handed back to the Parish Council will the Parish Council insurance kick back in.</p> <p>ii) AW to reported that the contractors start on Monday 26<sup>th</sup> March. This project should take 6 months. Good homes have been found for all the existing playground equipment.</p> <p><b>c) Arrangements for lease and contract signing</b>  Proposed Resolution  <i>That, subject if appropriate to receipt of a brief reporting letter from Barlow Robbins, the Parish Council enters into an Agreement for Lease reflecting the terms of the Heads of Terms dated 9th March 2018 with FCSL, and if necessary prior to the exchange of the Agreement for Lease the Parish Council and FCSL enter into a joint Letter of Intent with Agincourt Limited to permit removal of the existing Playground, site clearance and commencement of piling , both documents as settled in detail by the Chairman Chris Welfare, Councillor David Brittain and any other Councillors convened for the purpose from time to time</i></p> <p>The above <b>RESOLUTION</b> (subject to the conflict of interest issue being resolved by the Trustees of the Recreation Ground Charity) was <b>PROPOSED</b> by RD and <b>SECONDED</b> by LS (7 Councillors voted. Unanimous vote to pass resolution). AW and MF did not vote per Item agenda 18-033.</p> <p><b>d) New Playground &amp; Youth Area Design</b>  The designs of the Playground and the Youth Area were recirculated to the Parish Councillors prior to the meeting to review before final approval.</p> <p>The <b>RESOLUTION</b> to APPROVE the plans of the Playground and the Youth Area was <b>PROPOSED</b> by KC and <b>SECONDED</b> by TB (9 Councillors voted. Unanimous vote to pass resolution).</p>			

	<p><b>e) Neighbourhood Plan update</b> On the 26 February 2018 the consultation ended. '9 representations from statutory consultees and 13 representations from individuals were received (mostly village residents, but including two developers). These are being reviewed to decide how they will impact the plan. A meeting with SDNP was held on 7<sup>th</sup> March which was very useful. 'Advice on preparing the Consultation Statement and the Basic Requirements Statement will be given.. The April magazine will include a report on the village responses, common concerns and how these are to be addressed. 'The aim is for the Parish Council to approve at its May 2018 meeting an amended plan ready for submission to South Downs.</p> <p><b>f) WSCC Ranger visit</b> The 15 month ranger inspection is due in late March. DB to email CW with the specific details of the footpaths around Little Bognor that need to be added to the Ranger's site visit. CW to assemble a list of other stretches of footpath which need attention and send the combined list to the Ranger.</p>	CW
18-038	<p><b>8. Planning</b></p> <p><b>a) Status of recent applications</b> <b>NEW APPLICATIONS &amp; DECISIONS – SEE APPENDIX 1</b> MA went through the Planning Committee comments submitted since the last meeting and the SDNP Decisions. The comments are set out on Appendix 1.</p> <p><b>b) Other Planning matters</b></p> <p>i) <u>Bognor Quarry update</u> SDNPA Enforcement carried out a site visit on 5<sup>th</sup> March 2018 and a report was circulated to the councillors. Steps have been taken to try and reduce the run-off onto the road and pond. The owner of the quarry is unaware of dirt biker activity that has been observed by residents and stated that he would not allow this. Another site visit was due on the 19<sup>th</sup> March.</p> <p>ii) <u>Latimer House gates</u> CDC enforcement were informed, however CDC have confirmed that there has not been a breach in planning control.</p> <p>iii) <u>Tree Management</u> LS briefed the Parish Council on a recent Natural England Seminar on subsidies and trees. LS proposed to approach Andrew Lee, Director of Sustainability to discuss how this may help Hesworth Common. MA pointed out that Hesworth Common did currently receive payments from Natural England, although there was some delay in remitting these payments to us at present.</p>	
18-039	<p><b>9. Correspondence</b></p> <p>The list of Correspondence was considered.</p> <p>i) <u>Velo South</u> - 100 miles of closed roads - Disruption to the communities of West Sussex. The majority of the councillors are looking forward to the event.</p> <p>ii) <u>Fittleworth &amp; District Association (FDA)</u>- Adrian Webb, Chairman of FDA, had written to the Parish Council, raising safety concerns about bus stop on the North side of the Fleet. The FDA would like to approach WSCC to extend the tarmac pavement as far as the roughly surfaced turning area to the west, or an even better solution would be to move the bus stop and some of the dedicated hard-standing some metres westward, thereby encroaching on, but not compromising, the turning area. The Parish Council are sympathetic with the issues raised and are happy for FDA to approach WSCC, but request all correspondence is copied to Janet Duncton, County Councillor, and the clerk.</p>	
18-040	<p><b>10. Finance</b></p> <p>a) <b>Payment of invoices – to receive details and agree payment</b></p> <p>i) Paid between meetings in Feb/March 2018 – None</p>	

ii) To be paid on or after 19th March 2018

Payee	Description	Hesworth Account £	Fittleworth Parish Council Account £
Clerk	Expenses – shredder & stationery		£174.55
WSSC	Payroll services 1/10/17 to 31/3/18		£44.21
WSSC	Salary Feb 18		£745.26
SSALC Ltd	WSALC 6/3/18		£54.00
St Mary's Fittleworth PCC	COIF Interest Payment (s.137)		£71.60
Mike Allin	Printing expenses - Neighbourhood Plan		£60.98
Margaret Welfare	Printing expenses – Neighbourhood plan		£29.62
Fittleworth Village Hall	Electricity charge re car park light (Annual charge for 2017/18)		£36.00
Dale Valley Training Ltd	Basic Tree Survey & inspection Course (MA)	£186.00	

The Payments were approved. PROPOSED by AW and SECONDED by MA

b) Update by the Clerk on account Balances as @ 12<sup>th</sup> March 2018

Current account:	£27,422.53
Reserve account:	10,752.82
Hesworth account:	8,030.54
Birchwalks Wood:	5,423.16
Youth account:	1,000.00

c) Review Financial Regulations to incorporate Online banking –  
To be reviewed and updated for the April 2018 Parish Council meeting.

**Clerk**

d) Appointment of an Independent Examiner

The above **RESOLUTION** to appoint Mark Mulberry & Co as the internal auditor for the Parish Council and the independent examiner for the Recreation Ground Accounts and Trustees report was **PROPOSED** by AW and **SECONDED** by RD.

**Clerk**

e) Quarterly Review and approval of the accounts and bank reconciliations Quarter ended 30 June, 30 September, 31 December 2017 & 31 January 2018

The bank reconciliations for the periods listed above had been reviewed by the parish Councillors who are neither signatories of the bank accounts or have been involved with the accounts during the period. The Approval of the bank reconciliations was **PROPOSED** by TB and **SECONDED** by RD.

RD signed the bank reconciliations and the bank statements for the period June 2017 to January 2018.

f) Any other financial Issues –

i) **VAT Claim for a refund** The Clerk has submitted a VAT claim for a refund for the period 1 June 2016 to 31 March 2017. The total claim is £1,782.75. The Clerk will submit a claim for the period 1 April 2017 to 30 September 2017 once the refund for the period ended 31 March 2017 has been received. The Clerk intends to make a claim on a six monthly basis going forward.

**Clerk**

	<p><b>ii) S.137 Payments</b></p> <table border="1"> <tr> <td></td> <td><b>2016/17</b></td> <td><b>2017/18</b></td> </tr> <tr> <td><b>COIF Annual interest paid to the Parochial Church Council</b></td> <td><b>£137.00</b></td> <td><b>£71.60</b></td> </tr> </table> <p>COIF Interest received in the year is usually paid to the Parochial Church Council. The Payment was approved. <b>PROPOSED</b> by MF and <b>SECONDED</b> by AW</p> <p><b>ii) Bowls Club Public Liability Insurance</b> The Clerk is awaiting clarification from the Parish Council Insurance company.</p>		<b>2016/17</b>	<b>2017/18</b>	<b>COIF Annual interest paid to the Parochial Church Council</b>	<b>£137.00</b>	<b>£71.60</b>	<b>Clerk</b>     <b>Clerk</b>														
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<b>18-041</b>	<p><b>11. General Data Protection Regulations (GDPR) Committee report</b> The Committee has not met this month, however the clerk has keep committee members informed of developments. The Data Protection Officer has been narrowed down to 2 possible providers.</p> <p>The clerk has purchased a shredder.</p>																					
<b>18-042</b>	<p><b>12. Health &amp; Safety: Update of new and on-going items</b></p> <table border="1"> <thead> <tr> <th><b>Location</b></th> <th><b>Next Report date</b></th> <th><b>Location</b></th> <th><b>Next Report date</b></th> </tr> </thead> <tbody> <tr> <td>Centenary Garden &amp; Arch</td> <td>October 2018</td> <td>Recreation Ground &amp; Bus Shelter</td> <td>June 2018</td> </tr> <tr> <td>Hesworth Common / Birchwalks Woods</td> <td>May 2018</td> <td>The Triangle</td> <td>April 2018</td> </tr> <tr> <td>Pavilion</td> <td>April 2018</td> <td>Village tree inspection</td> <td>March Meeting if required</td> </tr> <tr> <td>Playground &amp; Gym Equip.</td> <td>N/A</td> <td></td> <td></td> </tr> </tbody> </table> <p><b>No work carried out since the last meeting on the issues reported at the February 2018 meeting.</b></p> <p><b>Pavilion: Report 19/3/18 – no issues to report</b></p>	<b>Location</b>	<b>Next Report date</b>	<b>Location</b>	<b>Next Report date</b>	Centenary Garden & Arch	October 2018	Recreation Ground & Bus Shelter	June 2018	Hesworth Common / Birchwalks Woods	May 2018	The Triangle	April 2018	Pavilion	April 2018	Village tree inspection	March Meeting if required	Playground & Gym Equip.	N/A			
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<b>18-043</b>	<p><b>13. Working Group Reports</b></p> <p>a) <b>Communication / Community / Youth</b> – Nothing to report  b) <b>Crime Prevention</b> – Nothing to report  c) <b>Hesworth Common/ Birchwalks Wood</b>  i) Hesworth Common Damage to car park entrance – MA to look at the damage and arrange a repair  ii) MA reported that the Scouts will be planting saplings on 24 March. A working group will meet in early April to fill in potholes in the carpark. The Management meeting is on 9<sup>th</sup> April.</p> <p><b>d) Maintenance</b>  <u>Litter picking</u> – CW will contact the parish council contractor to see if he is able to resume his litter picking duties.</p>	<b>MA</b>          <b>CW</b>																				



**APPENDIX 1**  
**NEW APPLICATIONS**

REFERENCE	DETAILS	RECV'D	REPLY BY	FPC RESPONSE	COMMENTED ON WEBSITE
SDNP/17/06525/FUL	Fittleworth House, Bedham Lane  Installation of freestanding solar array.	12/2/18	7/3/18	Neutral with concerns. Height problems are a concern. We have concerns that the solar panels have been raised above ground level to allow wild life access under units. The units will, if approved, extend 8ft above ground level and will be very visual from a nearby public footpath. If permitted the large gaps in the hedgerow adjacent to the footpath will require infilling with new hedgerow.	21/2/18
SDNP/18/00106/LIS	Three Chimneys, School Lane Fittleworth RH20 1JB Proposal: In-ground swimming pool.	12/2/18	7/3/18	STRONGLY OBJECT The proposed siting of the swimming pool in the front garden close to the road is totally unacceptable to neighbours in close proximity to the proposed pool.  The front garden of this property is extremely attractive. It provides a very important contribution to the character of the conservation area which the site occupies in School Lane.  We feel therefore that the siting of the pool should be in a less obtrusive position, possibly at the rear of the site.  This application, if approved, will be the focus of activity disturbing occupants of adjacent properties.	5/3/18
SDNP/18/00114/HOU S	Three Chimneys School Lane In-ground swimming pool.	12/2/18	7/3/18	As above	5/3/18
SDNP/18/00149/FUL	Fitzleroi Farm Fitzleroi Lane  Proposed new grain and secure fertilizer storage building	2/3/18	2/3/18	Object – See Appendix A	2/3/18
SDNP/18/00175/TCA	3 Norwood Cottages Lower Street	5/2/18	5/3/18	No objections	21/2/18



	Notification of intention to reduce lowest limb on east side of tree by 60% on 1 no. Maple tree (T1). Fell 2 no. (weakest) Holly trees from group of Holly trees (retaining Holly tree nearest the house) (T2). Coppice group of Hazel and Beech (T3).				
SDNP/18/00254/LIS	Hill Croft Wakestone Lane Bedham  Internal alterations to remove modern internal stud wall in downstairs shower /utility room and the construction of new internal stud walling to create revised shower/utility room layout and replacement external door.	8/2/18	7/3/18	No objections however we will leave it to the listed building department to make the final decision.	21/2/18
SDNP/18/00265/HOUS	Hill Croft Wakestone Lane Bedham The erection of a replacement garden room building following demolition of the existing.	6/2/18	6/3/18	No objections	21/2/18
SDNP/18/00427/TPO	4 Stonebridge House The Old School School Lane Fittleworth RH20 1JZ Proposal: Crown reduce by 25% on 1 no. Copper Beech tree subject to 91/00506/TPO.	13/2/18	13/3/18	No objections	21/2/18
SDNP/18/00638/TCA	Brookside Lower Street Notification of intention to crown reduce by 2-3m 1 no. Copper Beech tree (T1).	6/2/18	3/3/18	No objections	21/2/18

#### SDNP – DECISIONS AND PENDING

REFERENCE	DETAILS	RECV'D	FPC RESPONSE	SDNP DECISION
Enforcement SDNP/17/00660/GENER	Strawberry Trees Sandy Lane Alleged Breach: Excavation of swimming pool in front garden.	16/10/17	No action required – Monitor only	CDC Enforcement Decision - <b>RETROSPECTIVE PLANNING APPLICATION is REQUIRED</b> for the swimming pool as it is forward of the principal elevation.31/10/17
SDNP/17/03550/HOUS	Coates Manor Rear extension & garage	28/07/17	No objection	APPROVED 9/3/18
SDNP/17/03551/LIS	Coates Manor Rear extension & garage	28/07/17	No objection	APPROVED 9/3/18
SDNP/17/06356/CND	6 Coates Castle Coates Lane  Internal alterations to kitchen, bedroom 6 and master dressing room. Removal of condition 5 from planning permission SDNP/17/02593/LIS; roof lights to remain unblocked	09/1/18	No Objection	APPROVED 6/3/18
SDNP/18/00005/HOUS	Badgers Drift Tripp Hill Fittleworth  Single storey rear extension, removal of existing attached shed, improvement to existing porch & provision of outdoor pool	09/1/18	NO OBJECTION  With the proviso that should a pool be required details would be submitted for final approval.	<b>REFUSE</b> 27/2/18

## **APPENDIX A**

SDNP/18/00149/FUL - Fitzleroi Farm

Proposed new grain and secure fertilizer storage building

COMMENTS SUBMITTED 2/3/18

### **OBJECT**

The Parish Council notes that the current application seeks to address some of the concerns raised during the previously withdrawn application (ref:SDNP/17/1116/FUL), including the objection by the Parish Council. We do not intend to respond to the comments made by Mark McDavid in his letter of 9th October 2017, since that would not be productive, suffice to say we stand by our previous comments.

However the Parish Council remains concerned about the potential visual impact of this building and its very prominent siting within the protected landscape. The particular character of this part of the Parish is much cherished by our community and we are concerned to protect that as much as possible.

At the same time we acknowledge the role of farming in helping to care for the rural parts of the Parish and we acknowledge that buildings such as this are often needed by working farms. We would therefore expect the SDNPA to satisfy themselves that the proposed Grain Store is needed, taking into account the existing on site grain storage and other modern buildings, for this relatively small farm (300 hectares). If permitted we would request a condition is placed on the building restricting it for agricultural use only.

We would also have concerns that contrary to condition 4 of the planning approval of the large barn, erected in 2010, no attempt has been made to soften the view with the planting of hedgerows and trees as required, instead farm machinery is currently on display. We would again request that if this application is approved, conditions are put in place ensuring the trees and hedge screens are in place prior to completion and also where necessary to the existing barn as specified.

We have considered the two alternative re-sites , however these have issues, particularly as the existing new barn will continue to be on view, should the new barn be sited in positions 2 and 3.

Assuming that the agricultural need for the building can be verified to the satisfaction of the SDNPA the Parish would, on balance, remain concerned about the visual effect that this building will have upon the special character of the surrounding countryside in this part of the National Park which we think is exacerbated by the location of the building to the south side of the complex where the land falls away quite steeply and will require retaining walls to form a level base. Given this, we do not think that it will be possible to successfully mitigate the impact of this large building with screen landscaping.