

**Overton Community Council**  
**Planning Committee 19<sup>th</sup> May 2021**

**Present:** Cllr Kellaway, Cllr Pugh (Chairman) and Cllr Whittaker

1) 2021.01 Election of a Chair

Cllr Kellaway proposed Cllr Pugh, seconded by Cllr Whittaker

2) 2021. 02 Apologies

Apologies received:

Cllrs Hellingman and Cllr Roberts

3) 2021. 03 To disclose personal and pecuniary interests in item of business to be discussed at the meeting – none disclosed

4) 2021. 04 Questions or comments from members of the public

John Buttress wished to impart additional information relating to planning application 0156:

- The value of this amenity for mental health during Covid-19 (the holiday lets were used during the pandemic by medical staff).
- Natural Resources Wales – Ian Hughes – noted that the natural grassland is flourishing on land previously used for agricultural purposes. The grassland is being maintained, and the wildflowers growing in this area, has increased. In his opinion, the development is not likely to damage the features for which Shell Brook Pastures Site (SSSI) is of special interest.
- Simon Greenland has advised the applicant *the proposal is compliant with planning policy as a moderate addition to an existing holiday property business.*

Members had no questions for the applicant. The Chair invited Mr Buttress to observe the rest of the meeting.

5) 2020. 05 To discuss the recent planning application: -

The Chair outlined the areas in the planning application to be considered by the Committee.

Cllr Kellaway requested the Chair’s presentation should state ‘some’ members, rather than ‘we’ for clarity (noted).

<b>Planning Application No</b>	<b>Address of Application</b>	<b>Brief Details</b>	<b>Date Applied For</b>	<b>Status</b>
P/2021/0156	Overton Vale Farm, Overton	Erection of two small shepherd huts (one in retrospect)	10/03/2021	No Objections raised – please see comments below and qualifications

## Comments raised regarding application 0156

- Members were concerned that whilst the land had not been used for agricultural purposes since 2004, it was now *seen* as commercial land. The loss of agricultural land should not be a given.
- Members did not have an objection to the application, but were concerned additional huts may be added in the future.
- Members were concerned the application sought permission to use the whole site holiday/residential purposes. This could mean an opportunity for further expansion.
- Cllr Kellaway commented – post lockdown and the difficulties small businesses have faced, Overton Community Council should back applications which support aforementioned and encourage/support visitors to this area.

The applicant was asked for his views on the comments above. Mr Buttress advised members that he lived on site and did not want a large number of huts (may not apply for the second hut). He would also be in agreement for a restriction to be applied in relation to the number of huts.

The Chair asked for a show of hands. The committee were in favour of the application but with two caveats:

1. A limit of only 2 two shepherd huts would be installed on the site.
2. The shepherd's huts to remain an extension to the holiday lets as one single business

Chair closed the meeting at 10.30hrs.