

APPENDIX A

Minutes of site meetings held on **Wednesday, 7 October 2020** commencing at 9.35am at Easton Farm Park, Sanctuary Bridge Road, Easton, IP13 0EQ

Members Present:

Councillors Debbie McCallum (Chairman), Chris Blundell, Tony Cooper, Mike Deacon, Colin Hedgley

Officers Present:

Sarah Carter (Democratic Services Officer), Katherine Scott (Principal Planner – Development Management) and Natalie Webb (Senior Planner – Development Management)

Apologies:

Councillor Melissa Allen

The site visit was undertaken in accordance with the Council's Constitution which set out details of the arrangements for site visits by Members associated with planning applications during the Covid19 pandemic.

The site visit was undertaken in two bubbles comprising:

1. Councillors Blundell, Cooper
2. Councillors Deacon, Hedgley, McCallum

Each bubble of Committee Members was accompanied by the Senior Planner and Democratic Services Officer. The Principal Planner was on-site, at a distance, to photograph the views the Members were shown on a pre-planned walking route to and from the site proposed for development. The photographs would be shown at Committee so that it would be possible for everyone to see the views that had been observed by the two bubbles.

The purpose of the site meeting was a 'fact finding' exercise only and to provide Members with an opportunity to view the site and its surroundings. The application proposed the construction of a recreational lake and a low ropes course to include reception and changing room building.

The Senior Planner showed Members a plan of the proposed location of the development including the positioning of the reception area and changing rooms. The site of the water assault course would be contained in one paddock.

Members walked a route from the meeting point in the car park through the Farm Park buildings to view the site. In addition, Members walked from the car park, passing the shepherds' huts, into the campsite to view the site from another angle and, from a higher land level, to observe the existing landscape.

The Senior Planner pointed out the precise location of the proposed reception area and changing rooms, which led towards the paddock where the water assault course was to be dug out. The poles were estimated to be 6.5m high with approximately 0.5m underwater.

Comments made and clarification sought during the site visits covered the following:

- The use of the buildings on site were all part of the farm, not residential.
- The course would be available for all ages.
- There were no residential properties in the vicinity; adjoining the boundary of the relevant paddock was the river and marshland on one side and the Farm's campsite on the other.
- The campsite provided around 70 pitches, with additional hedge planting along the roadside.
- The site was not in an AONB; it was a landscape character area.
- The objections to the application related to the impact on the landscape.
- Additional tree planting as a screen would change the landscape.
- The proposals were for single poles connected by rope; there would be no tower on the site.
- It was estimated that the pole lying on the ground in the paddock was in the region of 4m.

Members agreed it was disappointing not to have a post erected on the site to give them a better view of how the poles might appear.

Before, or at the time, the application was considered by Committee, Members requested clarification on:

1. The cubic metres of water that would be provided.
2. The level of the water table.
3. Details of any objections and comments that had been received when the application for the campsite had been approved.
4. The operating season for the caravan pitches.

The site visits concluded at 11.24am.