**SOMERTON PARISH COUNCIL**

**MINUTES OF PARISH COUNCIL PLANNING MEETING HELD ON**

***TUESDAY 1st DECEMBER 2015 IN THE VILLAGE HALL at 7.00 p.m.***

PRESENT:

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| Cllr R Starling (Chairman) | Cllr D Van De Bulk (Vice Chairman) |
| Cllr J Clift  Cllr T Jones | Cllr N Grayling |
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One member of the public present – Borough Councillor G Jermany

1. **Apologies for Absence.**

Apologies were received from Clr D Crane

1. **Declarations of Interest in Items on the Agenda**

None

1. **06/15/0652/EU.** Change of use to use as a single dwelling house with associated curtilage. Manor Farm Cottage, Manor Farm Road, East Somerton

The Chairman opened the meeting by explaining that this was not a usual planning application but an application for a “Certificate of Lawfulness of Existing Use” and that the planning application had not included any details or explanation. Having contacted the Planning Department the Chairman noted the following:

* 1. An extension to Manor Farm was built with planning permission in 1983
  2. In 1996 a further planning permission was granted for the conversion of the extension into holiday accommodation but with a condition with read:

“This permission shall enure for the sole benefit of Mr and Mrs Brewer and only for such time as they may be occupying Manor Far, Low Road, East Somerton”

* 1. In 1999 the property was sold and the new buyer was advised by the Planning Dept that he needed to vary the conditions restricting occupation of the extension/unit. This was not done.
  2. The property was then sold in 2008 and the extension/unit/annex has been let as a standalone residential dwelling. This current use has, in fact, been unlawful hence the need for this “Certificate of Lawfulness of Existing Use”.
  3. It appears the success of this application depends on how long the unlawful use must have been continuing for before it is immune from enforcement.

**Chairman’s opinion**

That the Borough Council should determine whether the apparent unlawful use is immune from enforcement, but is appears that the current owners have largely inherited this problem from the previous owners when the property was sold in 2008. Despite this, the planning condition restricting occupation should have come to light in 2008 during the property search as part of normal property selling/buying procedures. The object is, we understand, to obtain the Certificate of Lawfulness” in order for the annex to continue to be used as it has been since 2008 as a self contained dwelling separate to Manor Farm.

It was proposed by Cllr D Van De Bulk and seconded by Cllr J Clift that:

“The Parish Council has no objections to this being a separate dwelling”. This was unanimously agreed by all members of the Parish Council present.

The Chairman thanked everyone for attending and closed the meeting at 19.16.