**Draft Minutes of the Extraordinary Meeting**

**Of Whepstead Parish Council held on**

**Wednesday December 30th 2015 at 7pm**

Attendees: Councillors N Aitkens - NA

 M Morris – MM

 A Robertson – ARR

 L Smith – LS

 N Mann – NM

 D Till – DT

 S Durrant - SD

Clerk D Rix – DR

1/202 **Apologies for Absence**

 None

2/203 **Declarations of Interest**

 None

3/204 **Public Forum**

 None

4/205 **Amended Planning Application: DC/15/1915/FUL Pattles Grove**

DR read out the architect Martin Raper’s letter explaining amendments that had been made to the original application and comments on some concerns raised. These included the movement of the stud farm buildings westwards away from Plumpton Hall Stud’s drive, the creation of a landscaped buffer zone, the elimination of a parade ring and the relocation of a horse walker and lunge ring. The increase in land available – from 20 to 36 acres – was discussed, but it was still considered too small for a viable commercial stud farm of the size proposed. Councillors agreed that some concerns had been mitigated by collapsing the footprint and by building up a bank of trees, but they still agreed that it was an overdevelopment of the site. They noted the concerns of neighbour Adrian Wilson about obtrusive lighting and the fact that previous lighting agreements had not been adhered to.

They also noted that neighbours had not been notified of the amendments nor given a timescale in which to respond to them.

Councillors were unanimous in agreeing that if planning permission was granted then a Section 106 agreement should tie the whole property together to prevent future splitting in the event that the stud was no longer viable.

DR to report decision.

5/206 **Any Other Business**

 None

 The meeting closed at 7.50pm

 Signed ……………………………………………Dated……………..