

**ELLINGHAM ESTATE VILLAGE DEVELOPMENT  
MINUTES OF MEETING HELD AT ELLINGHAM VILLAGE HALL COMMENCING AT 5.30  
PM ON THURSDAY, 1ST OCTOBER 2009.**

**Attendance**

Hugh Fell (HF)  
Ali Todd (APT)  
Richard Garland (RG)  
Guy Sampson (GS)  
Approximately 35 Ellingham Village Residents.

1. **Opening Address by HF**

HF summarises changes that have occurred since last meeting in July 2008.

- Pip and Jane have moved into Home Farm.
- David and Jill have taken over the pub.
- Livestock farming is doing better.
- Arable farming is all over the place.
- Timber has halved in value.
- Estate still working on the future of a wind farm.
- Wandylaw farmhouse sold.
- House prices have fallen by 30% and farm building conversions are very difficult to sell.
- Generally, difficult economic times.

1.1 Relocation of grain store out of the village still very much on the agenda. Aim of the meeting is to set out the estate's proposals and receive some reaction.

1.2 HF shows PowerPoint slides displaying the current situation at Home Farm Steading.

The traditional buildings have planning permission for conversion to 9 units. This permission expires on the 1<sup>st</sup> June 2011.

The grain store is situated to the north of the traditional buildings.

The Traditional buildings would be difficult to sell with the grain store in situ as at present and therefore the estate are considering relocation of the grain store and development of the site.

APT describes new developments;

- 1 x 5 bed detached farmhouse (4,500 sq ft).
- 2 x 4/5 bed detached houses (3,000 sq ft and 2,600 sq ft).

- 2 x 4/5 bed link detached houses (2,000 sq ft).
- 2 x 4 bed detached houses (2,400 sq ft).
- 1 x 3 bed detached house (1,900 sq ft).

2. **RG addresses Meeting about Status Quo in the Planning System.**

RG explains how most new housing allocation is concentrated in service centres. Ellingham may be described as a 'poor relation' in planning terms.

Problems are that Ellingham has few services and little brownfield land. This puts it at a disadvantage in planning terms. Therefore it is vital that any plans have the support of the village.

Eventually a situation develops where the lack of services obstructs development which in turn causes decline in the viability of the village with fewer new people moving in. This in turn causes more services to disappear.

RG discusses the benefits of moving the grain store, in particular the avoidance of HGVs driving through the village.

3. **HF Discusses Merits of Different Grain Store Sites.**

Displays PowerPoint showing locations of respective sites.

Discussion between GFW team and Ellingham residents about merits of sites.

Site at the top of The Avenue dismissed as being too close to Ellingham Lodge and Wood Cottage.

One of the main considerations in site selection would be the distance over which power would need to be brought.

Graham Simpson's preferred site would be to the left of The Avenue.

Question about merits of Brownieside site. Dismissed because access to the site would require tractors to use and cross the A1 during harvest.

Another site option is to the south of Brockdam Plantation.

Question from village resident about dust being carried on the prevailing wind into the village. HF and AT reply that it is not likely to constitute a problem.

A new grain store is estimated to cost between £3 – 400,000 and therefore this could only be moved if the Estate were able to offset some of this cost by developing the current grain store site.

### 3.1 Comments about the deteriorating village hall from village residents.

Comment that the proposed development contains no affordable housing. Reply from HF that in order to make the scheme financially viable, the developments must be sold at market value. However, the Estate may be prepared to consider releasing land for affordable housing in the future if the proposition made financial sense.

3.1.1 Question from village resident: Is it possible to stop the new houses being used for second homes? Reply from RG that in the planning system there exists no mechanism to ensure that a development may only be bought by a person who intends to use the dwelling as their principle residence. However, the fact that the proposed developments are substantial family houses is likely to discourage them being bought as holiday homes.

Some discussion about the relative sizes of houses likely to be bought as holiday homes.

3.1.2 Support for principle of housing development, including affordable housing; agreement that it must be built to a high specification though.

Question from village resident about whether current dryer really constitutes a problem. Reply from HF that the dryer is not so much of a problem as the HGVs passing through Ellingham village.

3.1.3 Housing on the former Esso site not an option because of a restrictive covenant placed on the land. The best option would be some form of commercial use.

## 4. Wind Farm .

Topic of Wind Farm brought up. Current situation is that there are discussions taking place with the MoD about how to make the scheme acceptable to them given their requirements regarding radar. Planning permission for the scheme is in place however, subject to the requirements of the MoD being met. The scheme would be likely to generate at least £30,000 for the village.

## 5. Village Hall.

A number of residents expressed concern about the poor state of the village hall. Point made that it is difficult to obtain grant aid without a long lease on the site.

Dissatisfaction about lack of progress regarding question of the village hall.

6. Suggestion that the plans for the proposed development should be put on display somewhere for the village to see. Suggestions that the pub or the Estate website would be suitable (APT).

Request from Mr T. Brinkworth that the minutes of the meeting also be made available.

7. **Closing Summary by HF.**

The Estate does not want to commit to the lengthy and expensive process of going through with making a planning application if the residents of Ellingham do not support the development. Therefore responses are invited to the proposals.

Ideally, the Estate would like a decision by the end of the year.

8. **Questions.**

Comment that there are no bungalows in the proposed development. HF reiterates point about wishing to discourage buyers of holiday homes.

Question: What will prevent developers buying the site and building more houses than was originally envisaged by the Estate? HF: Any sale would be subject to a restrictive covenant preventing this.

Support from Mr N. Mundy for further publicity and a comprehensive plan of what could be achieved.

HF stresses importance of coherent support from village residents and the danger that an uncertain reaction could lead to inactivity. Reiterates current lack of use for traditional buildings.

Question from village resident: Could the traditional buildings not be left to fall down? HF: No. Even though they are not listed, to allow them to fall down would be wasteful and negligent.

Some discussion about how the question of the village hall had been left. Agreed that it had been decided that the Village Hall Committee had transferred responsibility to the Parish Council. HF said that he would be prepared to come and explain the Estate's position to the Village Hall Committee/ Parish Council and listen to their concerns.