

SOUTH STOKE PARISH COUNCIL

Minutes of the Planning Meeting held on 30th November 2015 at 6:30 p.m. in the Parish Hall

Present: Mr. R. Hellard (Vice Chairman) Mrs. S. Dustin
 Mr. G. Davis (Clerk) Mr. T. Geake
 Mr. P. Dawson Mrs. J. John

Apologies for Absence: Mr. C. Winpenny, Mrs. C. Fox

1. 428 15/04669/FUL – Pack Horse Farm, Old Midford Road, Midford, Bath - Erection of stable block and provision of hard standing.

South Stoke Parish Council met on November 30th 2015 to consider this planning application and resolved unanimously to “Object in Principle” to it.

The site is located within the Green Belt and the Cotswold AONB and is therefore constrained by the appropriate policies in the NPPF and the Adopted BANES CORE STRATEGY. The Parish Council made particular note that any new building within the Green Belt and AONB would always be considered inappropriate ‘unless very special circumstances’ can be proved to exist, which might outweigh the harm caused by it. No such circumstances have been put forward for this development and none have been shown to exist. The Parish Council also notes the cautious way that “Equestrian Development” is treated in the NPPF and draws attention to the following:

- a) There are already 7 stables located on this site, although only 3 are declared in this application.
- b) Equestrian development should be viewed unfavourably, where it is located away from other established and linked development, to avoid the need for further development to provide accommodation in the future for owner/managers to live “on site”.
- c) Particular care should be taken, when assessing the appearance of any proposed development, to ensure that harmful effects are minimised and to avoid the gradual proliferation of random buildings, vehicles and equestrian accoutrements.
- d) The provision of external lighting for an increasing number of stables would add to the overall harm to this Green Belt and AONB location.
- e) The Parish Council notes the balance of statistics of horse numbers and horse owners currently using the site but is aware that the balance of ownership may well change over time. Providing more stabling may tempt the site owners to allow more grazing in the adjoining paddocks, so increasing horse and vehicle numbers. The Parish Council points out that the grant of Planning Approval Ref: 12/0483/FUL limited the total equine population to 16.
- f) Having considered the “estimate of traffic generation” provided by the applicant, the Parish Council notes that though these are based on the current balance of owners to horse numbers they appear substantially understated and there is no evidence that might support a contrary view.
- g) The additional building and hard standing now proposed will increase the run-off from this site of surface and foul water. No provision has been made to accommodate this on site without causing potential damage to the natural springs or outflow over the adjoining B3110 highway. Far from being permeable ground, the adjoining land is mostly clay, overlaid with Cotswold brash and layers of Fullers earth. The potential for runoff is considerable.
- h) The Highway Engineer has highlighted the potential problem that might be caused by activities such as Gymkhanas or Dressage events. The Parish Council asks that, if the Council are inclined to give consent, any such gathering on this site should be specifically prohibited.

In conclusion the Parish Council notes that a gradual increase in equestrian activities has developed on this site in recent years, that the current proposals would constitute significant over-development and be entirely inappropriate in this sensitive Green Belt and AONB location.

The Parish Council asks the Planning Authority to reject this application and further, if the Authority is minded to approve, that it should be taken to the Development Management Committee for final decision.

2. 429 Village Landscape works around Village Hall – To agree and approve quotation for single scheme or an annual programme.

The Parish Council discussed the requirements of the works and agreed that a single cut each year was required. The clerk was asked to instruct Landscape Group to carry out these works based on their quotation for the single set of work. The clerk was further requested to include expenditure for these works in the next year’s budget when it is considered at the next meeting.

Geoff Davis (Clerk)

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