

Lea & Cleverton Parish Council

Minutes of the Planning Committee of Lea & Cleverton Parish Council meeting held on the 2nd November 2021 in the Village Hall at 7.30pm

Present: Cllrs S Masson, C Pope, D Maidment & S Suter (Chair)

Also present: Claire Mann (Parish Clerk) & 2 members of the Public

91/21 To receive apologies for absence

Apologies received from Cllr N Maidment

92/21 To receive declarations of interest

None.

93/21 To receive any public questions

None

94/21 To discuss planning applications received to date

PL/2021/09316 – Crendon House

Following discussion it was resolved that members have **no objection** to the application.

1 member of the public left the meeting

PL/2021/09860 – Coombe Barn

Following discussion it was resolved that members have **no objection** to the application.

20/05717/FUL-Appeal – Land South of Crows Nest Farm

Lea and Cleverton Parish Council **objected** to Planning application 20/05717/FUL submitted in July 2020 for the following reasons:

- Uncertainty about the intended future use of the development
- Local impacts due to increased traffic in the narrow single track lane to Cleverton
- Manure management including impact of drainage on local water quality

We have studied the statements made in the three documents entitled “Assessment of the proposals following refusal of 20/05717/FUL”, “Design and Access Statement” and “Personal Statement”; and find no compelling reasons to change our original objection.

We are a rural, farming based parish and therefore fully appreciate the rationale for the proposed development in terms of concern for horse health and general wellbeing. However we remain uncertain about the overall future strategic use for this development as follows:

- The declared intention is as a small, private stud. In this context the balance of three stallions to one brood-mare is surprising.

- It is stated that the proposed building is to accommodate horses for private use rather than business purposes. American Barn facilities are typical of private stud enterprises which provide services for permanent and temporary boarders.
- It is stated that the proposed private equestrian use would not give rise to an essential need for a rural worker to live on site. In terms of horse wellbeing this is startling. Given that the primary reason put forward for this application is for the development to be a private stud, there would be a corresponding essential need for 24 hour supervision during the foaling season.

For these reasons we remain uncertain about the intention for this development. We note the argument put forward that the proposed barn facility would reduce the risk to horse safety. We consider this to be spurious. The risk to horse safety would still remain during the extended period from spring through summer to autumn when presumably horses would still be turned out in the field(s). We note the argument put forward that traffic movements would be reduced by 10%. This would be welcome but we feel not significant enough to be a key decision factor. We welcome the proposal to relocate the entrance gate circa 10m from the kerb to allow a horse lorry or other vehicles to pull off the road safely. However we consider the turning circle allowed to achieve that to be insufficient.

The propose siting of the manure clamp in close proximity to a main ditch and drainage line would be unacceptable from the point of view of managing the impact of run-off on water quality. For the above reasons concerning uncertainty about overall future strategic use, potential issues of traffic and impacts on water quality, the Parish Council is unable to support and therefore objects to this Planning Application.

PL/2021/06681 – Cornwall Villa

Following discussion it was resolved that members **support** the application.

Meeting closed at 8.10pm