

**MINUTES OF THE PLANNING AND HIGHWAYS COMMITTEE 6 MAY 2015
AT 7.30 PM IN THE COMMUNITY ROOM, ST MATTHEW'S CHURCH, OTTERBOURNE**

Present: Cllrs Jones (C); Acton; Barton-Briddon; Stansbury; Stirrup; Brabham

In attendance: 8 parishioners; Clerk

1. **Apologies for Absence:** None received.
2. **Declaration of Interest:** None received.
3. Planning Application Case No. 15/00716
Land west of Otterbourne Farm, Kiln Lane, Otterbourne
Change of Use of land to equestrian and the erection of a stable block,
4 loose boxes, feed store and tack room; associated parking and hardstanding.

The Chairman noted that there had been a previous application on the same piece of land a few years' ago for a golf driving range. This application did not extend to include the footpath across the field. It used the new entrance which was opposed by the Parish Council.

The meeting opened to Parishioners to give views.

A Parishioner asked if there was any indication from the VDS in terms of how to treat the application. Cllr Acton advised that it was an agricultural setting, but the VDS did not make statement on equestrian facilities and the section on agricultural buildings relied on the 2006 WCC Local Plan policies (CE13, CE14) which were not saved in LPP1.

Concerns relating to the application and development were raised as follows: It was extremely dangerous to either drive a horse box or for a horse rider to use Kiln Lane.

It would disrupt traffic on Kiln Lane whilst a trailer accessed the field via a locked field gate. It was not linked to any existing or proposed bridleways.

The land was waterlogged and clay based which was unsuitable for keeping horses.

The application related to private use, but the scale of the development was excessive if for private use and unclear if it was intended for future commercial use.

The run off from the stables and muck heap would pollute the stream less than 25m distance.

There was concern over change of use or extension of the buildings in the future.

There would be loss of visual amenity to users of the footpath and local people to an area of undeveloped open countryside

The development was close to Dell Copse boundary.

Cllr Acton advised that the application was in contravention of saved policy RT11 in the WCC Local Plan relating to three subsections which required that such equestrian developments are: well related to existing or proposed bridleways and are not likely to cause or exacerbate conflicts between equestrians, vehicles or pedestrians and should where possible make use of existing buildings which do not constitute eyesores, and do not involve the erection of new buildings which may harm the landscape appearance of the area.

Cllr Stansbury advised that he thought Southern Water when landowners had not permitted horses on the land due to contamination of the groundwater.

Cllr Jones advised that any polluted run-off or groundwater would run towards an area of SSSI which was a short distance further down Kiln Lane.

Cllr Acton advised that there was ambiguity in the application as it was stated for private use, but the Design and Access Statement made reference to commercial benefits supporting a prosperous local economy (NPPF para 28) which was not relevant.

Cllr Acton advised that there had been an earlier application for change of use for equestrian and erection of stable block on another part of the Otterbourne Farm land (09/02241/FUL) but that this was withdrawn in response to concerns expressed by the WCC planning officer. Documents associated with this application indicated that the impact on the landscape would be in contravention of policies DP3 and DP4 and there were concerns about the removal of manure. The WCC landscape assessment made note: ‘the new stables, parked cars and hard standing and other associated horse paraphernalia would erode the unspoilt and rural character of this area. It would be adding to the cumulative erosion of the site adding to the recently converted barn to offices....It would have an unacceptable impact on the view from the footpath.’ Whilst it was acknowledged there were differences between the applications, the same problems and impact of the development on the landscape would apply in relation to contravention of policies DP3 and DP4.

Cllr Jones advised that the planning conditions for the new gate had included closure of the old field gate and replacement of hedging which had not been complied with by the applicant.

It was agreed that Kiln Lane was an extremely dangerous and narrow road without speed limit to either drive a horsebox or trailer, or for a horse rider to use.

Council agreed to lodge Objection to the application with request, if the Case Officer was minded to approve, for it to be heard by the Planning Development Committee.

- Contravention of Saved Policy RT11 WCC Local plan relating to:
evident conflict between equestrians and vehicles
erection of new buildings which would harm the landscape appearance of the area
- Contravention of Policies DP3 and DP4:
that the development would erode the unspoilt and rural character of this area and would have an unacceptable impact on the view from the footpath as raised in the WCC Landscape Assessment in 2009 relating to a similar application on Otterbourne Farm land.
- Highway and traffic concerns relating to horse box or trailer and horse riders on Kiln Lane.
- Pollution of the ground water and stream within 25m distance and also the land of SSSI less than 1/4 mile downstream from the site.
- Ambiguity of the application for private use when it also states commercial benefits in the Design and Access Statement and the scale of the development is excessive for private use.
- Previous application relating to the new gate and non-compliance with planning conditions.

It was agreed to request support for the Objection from the District Councillor.

To draft response for submission	Cllrs Jones	11 May
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Meeting closed 8.30 pm