

Minutes of Planning Committee Meeting held on Wednesday 13th July 2016 in Chilton Village Hall

Present: Mr C Broad Chairman
 Mr F Dumbleton
 Mr B Morris
 Mrs M E Morris Parish Clerk
 Ms V Cartmel Applicant
 4 members of the public

1. **Apologies for Absence** were received from Dr Druce, Mr Girling and Mr Lewis.
2. **Declaration of Interest** Mr Beech declared a personal interest in the application and attended as a member of the public.
3. **Minutes** of the last Meeting were approved.
4. **Open Forum**
 Ms Cartmel said she had nothing further to add but would be happy to answer questions. Mrs Crennell was concerned about light pollution and was not happy about a permanent building on the Site.
 Mrs Woods felt that it was a good use of the land but concerned about future use of the land. She also noted that track was in a very poor state.
 Mr Beech asked how much it will cost to repair the track, about £7k to fill in potholes and improve surface.
 Mr Beech said in principle he did not have significant objections to equine use but he and Dene Hollow residents were concerned about the residential aspect. There was concern that a precedent would be set with the accommodation.
 The Parish Council had a lengthy discussion with a vote 1 against the application and 2 for.
5. Application for change of use of 8 acres (3.23 Ha) from equestrian for domestic/leisure purposes to equestrian for commercial use (rehabilitation of race horses). Dene Hollow P16/V1646/FUL

Comments

Application reference no.	P16/V1646/FUL
Title	8 acre change of use, construction of stables etc, temporary mobile home use

Response	Objects	Does not object	Does not object but wants conditions described below
Chilton Parish Council			X

Material considerations
Noise disturbance, smells, obtrusive lighting or other impacts on amenity: <ul style="list-style-type: none"> • Further light pollution of the open countryside especially given the AONB location must be minimised by an approved a light design and times of

	operation regime.
	<p>National/regional planning policies & guidance, including impact on North Wessex Downs AONB:</p> <ul style="list-style-type: none"> The proposed change of use and associated stables construction for equestrian use is in line with national and District policies on promoting a strong rural economy in the countryside, and accords with a history of racehorse training use in this area of the North Wessex Downs AONB. The proposed residential part of the application is more contentious, given the general requirement under both national (NPPF) and local (District Plan) to avoid new isolated homes in the countryside and especially within the AONB. The sole justification for this is the exact nature of the proposed business in that it involves care of high value racehorses rather than a more general equestrian livery business. <p>The applicant has not opted for a temporary permission for the mobile home at this new, as yet untested commercial business. Annex A to para 10 of PPS7 points out that:</p> <p><i>2. It is essential that all applications for planning permission for new occupational dwellings in the countryside are scrutinised thoroughly with the aim of detecting attempts to abuse (e.g. through speculative proposals) the concession that the planning system makes for such dwellings. In particular, it will be important to establish whether the stated intentions to engage in farming, forestry or any other rural-based enterprise, are genuine, are reasonably likely to materialise and are capable of being sustained for a reasonable period of time. It will also be important to establish that the needs of the intended enterprise require one or more of the people engaged in it to live nearby.</i></p> <p>The Council proposes conditions to address this need as any permission for residential development in this open countryside location is solely justified by <u>the need of this particular form of equestrian business</u> to have workers on-site, Residential accommodation would not be a justified exception to the principles in NPPF para 5 in other circumstances e.g. a more general livery business. The applicant has made clear at a recent public meeting that providing the business is successful an application for permanent residence will be made at this site.</p>
	<p>Local planning policies and guidance:</p> <ul style="list-style-type: none"> See above. It should be made clear in any permission that any granting of residential use at this site is an exception to the general protection of the open countryside from development and especially so in the AONB. A particular concern is that the intervening fields between the application land and the present village built boundary do not by any residential permission at this site become the subject of smaller development proposals under Part 2 of the Local Plan, either by field subdivision or on the paddocks and smaller fields that flank the eastern side of Chilton.
	<p>Design, including appearance, layout, scale, density, materials, housing mix of types, sizes:</p> <ul style="list-style-type: none"> All of the proposed design and landscaping components proposed in the applicant's planning statement are welcome features to ameliorate the impact of the extra buildings in this open countryside location and should be incorporated in planning conditions. It will be important to have suitable cladding/roofing materials and also a lighting design and operational regime conditions to minimise the impact of light pollution in this open countryside location .

	<p>Highway safety, traffic generation, car parking/pedestrian movement provision:</p> <p>There is a significant access problem to this site as the BOAT of Dene Hollow is in very poor and potholed condition. The green way access from the A417 at Upton is in better condition but includes a steep section near the George and Dragon which may be a practical problem for horseboxes carrying valuable but unwell or pregnant racehorses. The business plan needs to take account of this constraint.</p>
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Planning Conditions to be imposed:	
1	An approved a light design and times of operation regime expressly designed to minimise the effect of light pollution in this open countryside location
2	<p>1) Any planning permission for the residential part of this application (the mobile home) should be tied closely to the particular security and welfare requirements of the proposed <u>is specialised equestrian business</u> and not to a more general livery or other equestrian business.</p> <p>2) The permission should be time limited and tied to the commercial success of the new business. The Council understands that this would normally be 3 years but suggests that 5 years. The somewhat longer period would be justified so that the stated intention to apply for permanent residential permission could be better judged by the District Council against commercial viability and also because Chilton has just commenced Stage 1 of a Neighbourhood Plan that would include land use policies affecting the village and its surrounding countryside, including this area. If the already protracted gestation of the Local Plan has reached adopted stage by then, this would also avoid ambivalence over the question of development in AONB countryside.</p> <p>3) Consistent with the above, any residential element in a permission should not include a presumption in favour of permanent accommodation at this site, given the uncertain nature of the proposed business and the precedent it might set for development in the intervening land between this site and the eastern boundary of the village.</p>
3	Suitable cladding/roofing materials and a lighting design and operational regime conditions to minimise the impact of light pollution in this open countryside location.
4	A soft landscaping scheme similar to that proposed that will help screen the extended built area from various viewpoints on the surrounding higher downland.
5	The OCC should meet its highway maintenance responsibilities and undertake maintenance of the Dene Hollow BOAT, as the road has deteriorated significantly in the last 2-3 years due to traffic from infrastructure works in the vicinity.

6. Application for change of use of land from agriculture to equestrian. Dene Hollow
P16/V1701/FUL

Comments

Application reference no.	P16/V1701/FUL
Title	20 acre change of use of land to equestrian use

Response	Objects	Does not object	Does not object but wants
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			conditions described below
Chilton Parish Council			X

✓	Material considerations
✓	National/regional planning policies & guidance, including impact on North Wessex Downs AONB: <ul style="list-style-type: none"> • Change from agricultural to commercial equestrian use needs to be tested for viability.
✓	Design, including appearance, layout, scale, density, materials, housing mix of types, sizes: <ul style="list-style-type: none"> • No buildings either temporary or permanent should be constructed on the land in order to conserve the open agricultural character of this land in the AONB and the need to minimise light pollution from further construction in the open countryside of the AONB
✓	Highway safety, traffic generation, car parking/pedestrian movement provision: <ul style="list-style-type: none"> • There is a significant access problem to this land as the BOAT of Dene Hollow is in very poor and potholed condition. Maintenance of the BOAT, which is an OCC responsibility needs to be undertaken as the road has deteriorated significantly in the last 2-3 years due to infrastructure works in the vicinity.
✓	Loss of Important open spaces/ community facilities inc. public rights of way/ impact on important trees/nature conservation/ecological impact: <ul style="list-style-type: none"> • It is proposed to fence the land in question in order to control animal movements. A 2m setback from the hedgeline around the Limetree Farmhouse property and along the line of the drainage ditch from the Thames Water SPS (which needs to be cleared sporadically after consented discharge events) would assist maintenance

	Planning Conditions to be imposed:
1	That the business plan be independently scrutinised and approved by the VWHDC for viability before permission granted.
2	That no buildings or lighting either temporary or permanent be erected/installed on the land in question, in line with the proposals made in the planning statement, so that it remains open countryside.
3	That stock fencing be positioned with setback along the western and north-western boundaries to permit maintenance of hedges/drainage channel on adjacent land.
4	The OCC should meet its highway maintenance responsibilities and undertake maintenance of the Dene Hollow BOAT, as the road has deteriorated significantly in the last 2-3 years due to traffic from infrastructure works in the vicinity.

The Chairman closed the Meeting at 9.05pm