

PORTBURY PARISH COUNCIL



Portbury Parish Council Meeting 2nd July 2019

Chairman's Report

Planning – for item 7

27 Caswell Lane – [19/P/0758/FUH](#) – has been approved.

Caswell Cross Cottages – change of use – has been refused

Paddock Lakes – removal of shed replace with new storage barn to support the fishing lakes.

This application follows a long period of enforcement whereby we have been trying to get the site tidied up and stored vehicles removed. Since enforcement began the fishing lakes business seems to have become defunct. The site is locked up and there is no sign of advertising.

It is not felt that the erection of a barn can be supported as in the application it is clear that it is for supporting the fishing business, which is defunct. It is feared that the site will simply evolve into a vehicle storage yard, for which there is no planning permission, A draft objection is attached to this report.

Councillors are requested to consider supporting a proposal to object to this application, along the lines in the attached draft.

[Oakham Treasures](#) – the appeal has been dismissed

Permitted Development Rights – item 9(f)

It was reported at the last meeting that there had been changes to planning regulations concerning permitted development rights. Research has found that the previous amended Permitted Development Rights order that was due to expire in May 2019 has been extended indefinitely. This means that for certain limited extensions on houses, there is no requirement for a planning application. Building Regulations approval is however required. For the dimensions within which this provision applies see [here](#) -

Policy Review – for item 9(k) and 9(l)

Complaints procedure

The website and Policy Document have been updated – Councillors are requested to review the modifications with a view to adoption. Please [view here](#).

Councillors Code of Conduct

The Policy Document has been revised. Please [see here](#).

MAP 29th June 2019

We have considered the above planning application at our recent Parish Council meeting and wish to register our objection to the proposal to erect a storage barn on this land.

Paddock Lakes was given approval under a change of use application in 2006, 06/P/2153/F. After a subsequent re-application in 2008, 08/P/1568/F, the conditions on opening hours were removed. The approval given for this site is quite clear as being for leisure and recreational use as a fishing lake. There was a detailed landscaping proposal for the lakes which showed a mess room and toilet, with no indication of the need for additional storage. Many of the conditions associated with the extant approval have not been implemented and none of the permanent facilities have been created that are necessary to allow anglers to fish there.

It is abundantly clear that the fishing business is now defunct. The gates are locked and there has been no effort to advertise the facility for quite some time. See attached photograph taken recently. The proposed barn cannot therefore be considered as supporting "maintenance and operation of the fishing lakes", as the title of the current application suggests. There is no information in the planning application as to the long term intentions for Paddock Lakes, but we do know from our own site inspections that there have been numerous vehicles parked on site, which have nothing to do with a fishing business, and this has been the subject of comment by us and enforcement over a long period. There are still many cars parked there as of today. See attached photograph.

The planning use designation for the land was established in the existing approval for the land, ie for leisure and recreational use as a fishing lake. It is hard to see how so much machinery would be needed for such a facility; the proposed barn measures 15metres by 10metres. We would have expected that facilities for anglers would be built first in order to attract customers to the site. There has been no agricultural activity since change of use was granted and so it follows that no justification exists for a barn of this proportion on these grounds, although we note that there is one tractor on site.

We would also like to point out that the site plan of the proposed barn indicates that the small pond to the south and east of the site is to be filled in with spoil that exists to the north. No proposal is evident to relocate the pond nor to deal with the inevitable water flow to this location. Note that Sheepway drains from the North to the South at this point. There is also a land drain that crosses under Sheepway near to the existing shed onto the applicant's land, but the entry point has been allowed to collapse and is no longer passing water, creating flooding problems elsewhere. We note also that the drainage ditch to the west of the main pond is not being maintained, as reported by a recent visit from a representative of the Internal Drainage Board. The bund created by excavating the main lake, and lying to the south of the site, has not been removed despite undertakings being given. This will cause further problems over time.

These latter comments we make are to emphasise that the fishing lake land is not being husbanded in an appropriate manner, supporting our assertion that the business is in fact defunct. Great effort is however going into the development of hard standing for cars which should not be there.

We support the applicant if he wishes to develop Paddock Lakes as was intended in his initial application. We do not support the erection of this storage barn as it is patently not for support of this original enterprise. The land is designated for leisure and recreational use, but there is no evidence at all of this use occurring.