

**Minutes of the Extra Ordinary Meeting of Stanford Dingley Parish Council held on
Wednesday 25th April 2023 at 6.30pm in the Club Room, Stanford Dingley.**

Present: Cllr. E. Hanrahan (Chairman); Cllr. A. Bucknell; Cllr. S. Logan; Cllr. C. Plank; District Cllr. G. Pask; Mrs. H. Pratt (Clerk).

Eight members of the public including the applicant and agent for application 23/00784/FUL.

1 Public Session.

No matters were raised in the public session.

2 Apologies.

Apologies of absence were received and accepted from Cllr. Fullerton.

3 Declaration of Interests.

3.1 Declarations of Interest in Agenda Items.

Cllr. Bucknell declared an interest in application 23/00784/FUL as the joint applicant and joined members of the public.

3.2 Updates to the Register of Interests.

There were no updates to the Register of Interests.

4 Planning.

4.1 To consider the following planning applications:

4.1.1 23/00784/FUL - Oaken.

Change of use to equestrian, including new vehicular access and blocking up of existing, new stable block and landscaping works.

The meeting was **closed** for the applicant and members of the public to speak.

The applicant commented that they had sought pre-application advice from WBC.

Initially it was suggested to put the stabling between the buildings, but this was later changed to behind the buildings and out of site. The applicant has suggested a reduction in footprint (by approximately 20%) and a reduction in height, but this has not yet been submitted to WBC.

Parishioners had the following concerns:

- Size of the building.
- The stables being located on the flood plain and the drainage issues associated with stables.
- Reshaping of land which has the potential to make surrounding gardens wetter (as has happened since the building of Oaken).
- The new gravel drive will be on land proposed for the flood alleviation scheme.
- The flood risk assessment in the application makes no mention of recent (2007 and 2014) river flooding.
- Concern about possible future uses of the building and the precedents this might set.

The meeting was **reopened**.

Councillors raised the following concerns:

- the application had been submitted as a domestic (HOUSE) application rather than a (FUL) application given that the land is not all within the domestic curtilage of Oaken. Further the application blurs the boundaries between the domestic curtilage and the potential equestrian curtilage.
- The suitability of the site for 3 horses (given there are 3 stables).
- It is recommended that there is a 10m buffer zone between running water and grazing. When the drainage ditch from the Bull and the Pang are considered, this reduces the size of the site by 27%. If there is a significantly smaller buffer strip, it is likely that there will be poaching of the banks.
- There is no mention of management of the manure.

It was agreed that SDPC **objects** to this application.

5 **Date of next meetings:**
Annual Meeting of SDPC: Monday 22nd May 2023 at 7.30pm in the Club Room.

There being no further business, the meeting closed at 7.05pm.

Signed:

Date: