

Pillerton Hersey Parish Council

EXTRAORDINARY PARISH COUNCIL MEETING

7.30pm Tuesday 15th January at St Mary's Church

Planning Application: Land off Oxhill Road, 18/01896/FUL

The meeting was called to hear the applicant's statement, to hear views of parishioners and their representatives on the additional supporting material and for the Council to discuss it's response. The extraordinary meeting was required in order that the applicant could be given an opportunity to present as this was not taken at the previous Ordinary meeting.

Present:

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| Sara Cichocka (SMC) | Chair |
| Clive Fidler (CF) | Vice Chair |
| Nigel Walker (NW) | Treasurer |
| Sian Case(SC) | |
| Alec Hitchman (AC) | |

Also present: 19 members of the public (list attached)

Welcome by Chair:

The Chair welcomed the applicant's representative, Ms Jaymee Henderson and all the parishioners and interested parties to the meeting and explained it's purpose. The Chair explained that anyone wishing to speak in the public session should make themselves known beforehand and noted their names. Seven names were noted and a time limit for presentations was proposed. The Chair suggested that the comments be confined to the statements on the applicant's response to questions asked at SDC's planning meeting in October.

Public Session:

GH: This was a narrow single-track road and as a farming contractor he would have considerable difficulty with heavy machinery in the short summer season when he was required to use the road. Additional traffic could potentially present significant problems and he was strongly opposed to the application.

SE: As the owner of Docker's Barn, he expressed concerns that the unmetalled and unclassified section was not maintained by WCC and he, himself, maintained it. This was despite regular communication with WCC Highways over a number of years. The track was also liable to serious flooding which had occurred a number of times. He continues to objection.

PW: Made a number of points: The traffic estimate was just that, with no evidence to back it up and his view was that this an underestimate. The alternative access via the ford is narrow, with bends and a drop on either side and has already had incidents.

The other commercial liveryies mentioned are not such, one property has no horses, two are private properties and one is a long standing establishment which was previously a farm. There is still an issue with drainage with no sewerage in place. Lighting until 11pm is an issue. There is no economic, social or environmental benefit for residents.

BN: The comparable schemes are not comparable as mentioned above. Additionally, accesses are not comparable.

TN: Concerns about ecological matters in particular the removal of 70m of hedging on a wildlife site and the removal of meadow grasses. Concerns about the stream and the loss of a local amenity.

DB: The increase in traffic particularly at the bend of Oxhill Bridle Road with young children being an issue in the near future.

AB: Referred to the 2007 flooding report (Burton) which identified the two fields, one of which is the one in question, were the only ones in Hersey and Priors that were capable of providing flood resilience. This had not been recorded in the application.

The applicant's representative was then given the opportunity to address the Council:

Jaymee Henderson, as representative, explained that her father, the applicant, had a prior appointment and could not attend. She thanked the Council for the opportunity to speak. Her first point was a new piece of information in that the sale of the land may, in all likelihood, not be going ahead as of this week. She stated the 3 of the horses stabled would be her own and they were now looking at a retirement livery. She agreed that there were no passing places on the road. The issue of lighting was a concern and will need additional permission if it is to go ahead and this may mean that no lighting will be installed. There would be CCTV on poles or on trees to gain sufficient height. The applicant is keen to preserve wildlife and felt that horses would not be an issue in this respect. The applicant would wish to minimize flooding risks as flooding would have a negative impact on the property. Traffic would be minimised, controlled and is thought not to be an issue. The applicant would liaise with residents on use of the road. Towing would not be an issue, it was stated.

This concluded the public session.

Apologies:

Izzi Seccombe, John and Jennifer Lewthwaite

Declarations of Interest:

None recorded

Consideration of response to SDC:

The Chair thanked the applicant's representative and all those who had spoken. The council asked the applicant's representative a number of questions about the application. The responses were noted. This plot was apparently desirable because of its appropriate size and no plans for a dwelling were proposed. Suitable land was

difficult to find. A 'guess' was made on the distance from the current residence and it was agreed that this was an underestimate. The Council expressed concern that the applicant had not made prior contact with them even as a matter of courtesy.

Following a discussion and further questions to the applicant's representative a response (attached) was prepared.

The meeting closed at 8.30pm.