

BRAYBROOKE PARISH COUNCIL

MINUTES of a PLANNING MEETING
Tuesday 11 August 2015
in The Village Hall, Braybrooke at 7.30 pm.

1 ATTENDANCE and APOLOGIES

Present: Councillors: Mrs. D. Berry (Chair), Mrs. K. Stanley (Vice-Chair), Mrs. A. Ayton, Mrs. A. Beardsmore, Mrs. M. Jessop, Mr. G. Normand

Apologies: Cllr. N. Glazebrook and Frances Allbury (Clerk)

Parishioners: 25

2 PUBLIC PARTICIPATION

With the permission of the Parish Council Mrs. H. Misiun gave a presentation on her proposed future plans for the Hovel Field site. Her intention is to apply for change of use to commercial for a livery business on the Hovel Field for three horses/ponies plus her own two horses. Mrs. Misiun made the following comments with regard to the proposed planning application:

- KBC had agreed temporary commercial use of the site to previous owners.
- As there would be no increase in traffic, the use of the access lane to the site is of low priority. It is currently used by farm machinery and sewage tankers. The lane beyond the sewage works is in better condition.
- The site already benefits from an electricity connection.
- Livery usage does not require any sewage services.
- Water supply via a spring has been used in the past to service more animals than the current proposal covers. Rain water is saved on site. There is also a pond.
- Ditches are well maintained.
- The site is well screened
- The site is still for sale.
- Income from livery is not great and the applicant's preference is for one livery customer.
- There are no plans to employ additional staff.
- Mrs. Misiun is not sure of the future use of the land, but there may be other possibilities.
- KBC would decide whether commercial use should be tied to the land or the particular owner.
- Previously the site and associated land had been advertised for sale for a considerable length of time, but she felt that it is unlikely that such a large area would be purchased by someone purely for their own horses.
- It is not legally possible to have livery usage without commercial approval.
- Renting out the land would be problematic with regard to maintenance.
- She intends to present the formal application to KBC in the near future.

In response, villagers present raised the following points:

- Increase in traffic on a lane that already has a poor surface and many potholes.
- The applicant could not guarantee how many livery customers there would be resulting in more than three horses, each with different owners and therefore traffic implications.
- Future use of the land still for sale would cause real concern.
- If commercial use were approved the site may be sold in the future with serious implications for the village given the size of the plot.
- The proposal would change the nature of the whole area from individual use to the possibility of housing a large commercial site which is a material change of use.
- Current proposals may be on a small scale now but if the site is sold with commercial approval it could result in a totally unacceptable development in the future.
- The spring serving the site and three other stables in the vicinity has dried up in the past
- Parishioners would like to see what other options could be proposed for the site if the current proposal is not pursued.
- The commercial aspect was most worrying and the reasoning for it is not fully understood.
- Renting was not considered to be a problem with the land owner on site.

The Chair thanked Mrs. Misiun for her presentation. The Parish Council noted that in 2007 planning permission was granted to Elegant Carriages on the site but it did not ensure for the benefit of the land and it was automatically discontinued when they ceased to occupy the premises. In anticipation of receipt of the full application in the coming weeks, the Parish Council would consider all the points raised by the proposed applicant and the villagers present.

3 **DECLARATIONS OF INTEREST**

None received.

4 **PLANNING APPLICATIONS**

4.1 KET/2015/0607: Mr. N. Jennings

Braybrooke Lodge, Park Hill, Braybrooke

Full Application: single storey extension to south elevation

This application was discussed and the accompanying plans examined by the Parish Council. No objections were raised.

5 **DATE OF NEXT MEETING**

Parish Council Meeting: **8 September 2015** in the village hall commencing at 7.00 pm.

Please note, change of date for this meeting.

There being no further business the meeting closed at 8.05 pm

Signed:

Date: