

MARKET LAVINGTON PARISH COUNCIL

Clerk: Mrs Carol Hackett, 23 Orchard Close, West Ashton. Wiltshire. BA14 6AU.

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Minutes of the **Planning Committee Meeting** of the Parish Council **Held on Tuesday 17th September 2024** **at 6.45pm in the Old School, Market Lavington**

Councillors Present: Cllr Davis (Acting Chairman), Cllr Stevens, Cllr Fraser, Cllr Turner-Scott, Cllr Poole, and Cllr Taylor.

In attendance: 8 members of the public (one arrived at 6.57pm, and one at 6.59pm), and Carol Hackett (Parish Clerk).

	AGENDA ITEM
24/25-63	Apologies for Absence Cllr Boaden had given apologies due to work commitments, which were accepted. Cllr Roberts had sent apologies after the meeting due to personal reasons. Absent Cllr Morrison.
24/25-64	Declarations of Interest and Dispensations to Participate None.
24/25-65	Minutes of Council Committee meeting The minutes of the Planning Committee meeting held on 23rd July 2024 having been previously circulated to Councillors, were approved as a correct record – Proposed Cllr Stevens, seconded Cllr Davis.
24/25-66	Adjournment for Public Participation (maximum of 5 minutes) The meeting was adjourned and resumed at 6.52pm.
24/25-67	Planning application discussed a) The Parish Council considered the planning application received as listed below: i. PL/2024/04016 The Barn, Spin Hill. Replacement of existing stables and construction of new all-weather riding arena. It was proposed by Cllr Poole, seconded by Cllr Turner-Scott, and resolved to submit the following response (2 abstentions) - The Parish Council objects to this application, with some Councillors raising a number of comments. Para 4.3 of the Design and Access Statement it states that <i>the applicant proposes to plant a new hedge along the north eastern boundary of the field adjoining the residential gardens, the stables sit slightly lower on the hill than the residential gardens and houses and the new hedgerow will screen the building minimise any visual impact.</i> It is suggested by the Parish Council that a building of this nature with a height of 3.8metres will almost definitely have a visual impact from neighbouring properties. It is understood that the applicant has already planted leylandii hedging in the land adjoining 29 Spin Hill, and that unless they intend to remove this, it does not constitute the native hedging as described in para. 6.0. The Parish Council would therefore request that if the Officer is minded to approve this application, that there is a condition included which ensures that native hedging is used with an appropriate height restriction. In the Planning Officers report for the original stables application PL/2022/08220 Jonathon James stated that <i>The proposal is for a private stables and is not for a</i>

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	<p><i>commercial activity and it is recommended that a condition be imposed to restrict this. The Wiltshire Council Highways Officer stated that <i>The information provided appears to suggest that the use of the stables are for the private use of the resident of the main residential dwelling. Given the location and the restrictions of the adjacent highway I would not want a commercial stable at this location, so I advise that a condition is applied to ensure that it is only private use approved.</i> This new application appears to be indicating some kind of commercial Livery activity on the site, which is contrary to the recommendations by Officers in the original stables application.</i></p> <p>Whilst in the Design and Access Statement para 4.4 it notes the fact that <i>concerns were raised under a previous application over outdoor lighting</i>, it is certainly the case that there are numerous external lights around the site. The Parish Council would therefore request that if the Officer is minded to approve this application, that there is a condition included which ensures no external flood lighting in the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.</p> <p>Whilst not a Planning Matter, it has been noted that the applicant has positioned the arena and stable block away from their property so as to preserve their open country view, and placed it close to other existing properties on Spin Hill potentially causing them to have their view compromised, the smell that emanates from stables, and the noise associated with exercising horses. This seems somewhat inconsiderate towards the applicants neighbours.</p> <p>b) Planning applications received after the issue of the agenda There were none.</p>
24/25-68	Any other Planning Matters There were none.
24/25-69	Closure of meeting There being no further business the meeting was closed at 7.06pm.