

Minutes of Bucklebury Parish Council Planning Committee
Meeting held on Monday 22nd April 2013 at 8.00pm in The Victory Room, Bucklebury.

Present: Mr. J. Brims (Chairman); Mrs. H. Cairns; Mr. T. Banks; Mr. A. Dunkerton; Mr. A. Gilbert; Mr. T. Slatford; Mr. A. Stott; Mrs. H. Pratt (Clerk).

Others: Durran Heslop; Eric Williams; Michael Scholl; Jane Scholl; Claire Heslop; Jay Maxwell; David Carrier; Chris Wheeler; Richard Neville; Nicky Hope; Jason Allum; Phil Ryder; Anne Ryder; Jayne Simoes; Henry Simoes.

Apologies: Mr. B. Dickens; Mrs. L. Clarke; Mrs. P. W. Frankum; Mr. P. Brook;

Declarations of Interest:

There were no declarations of interest.

- P1. 13/00649/HOUSE Foundry House, Bucklebury.
One and a half storey side extension comprising utility room/WC with en suite bathroom above with adjoining single storey garden room.
It was unanimously agreed that BPC has **no objection** to this application.
- P2. 13/00692/HOUSE Swallows Rest, Hungerford Lane (Adjacent Parish).
Two-storey side extension.
It was unanimously agreed the BPC has **no objection** to this application.
- P3. 13/00514/FUL Tylers Lane Enclosure, Tylers Lane.
Change of use of land and erection of stable block.
The meeting was **closed** for members of the public to speak.
Anne Ryder commented that this application is for a 4 bay stable, tack room and hay store. There is currently a large muck trailer on the site; but where is the manure from four horses going to go? Hard-core has already been put down without permission.
Durran Heslop said that there were two elements to this application: (1) Change of use of the land and (2) the stable building. The Design and Access Statement refers to a number of core strategies, but these relate to commercial equestrian facilities and not private facilities, the references are therefore null and void. The buildings are too large for the number of horses which the associated land can support. The application itself is incomplete, as it doesn't specify the use of the buildings. If considered for approval, it was suggested that a felt roof would be quieter and have less visual impact.
It was commented that there is a history of horses being "grazed" on the land, but not "kept". A comment was made that equestrian use would impact on the amenity of the neighbours due to the early starts and late finishes required by equestrian use. The stable building will be seen from 3 properties.
There was some discussion about the siting of the muck cart, the possible implications of a muck cart/heap on the site and the effluent which will be produced. The meeting was **reopened**.
Mr. Brims commented that BPC can only comment on the application as it stands and not other aspects of the site. In addition any objections need to be supported by planning policy.
Mr. Slatford said that the application was contrary to ENV 29 in a number of ways, but primarily that there is not sufficient land to support 4 horses/ponies. There was also discussion about the field shelter (which the planning application states will remain), effluent, AONB, parking and the materials to be used for the roof. Mr. Slatford proposed that BPC **object** to this application; this was seconded by Mr.

Signature.....

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Dunkerton and unanimously agreed. It was suggested that a number of conditions be requested should WBC be of a mind to approve the application.

The meeting was closed at 9.00pm.

Next Planning Committee Meeting:	Tuesday 28 th May 2013, 8pm, Victory Room.
Next BPC Meeting (Annual meeting):	Monday 13 th May 2013, 7.45pm, Memorial Hall.
Annual Assembly	Friday 17 th May 2013, 8pm, Memorial Hall.

Signature.....

Date.....
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