

CHURCH FENTON PARISH COUNCIL

Minutes of the Extraordinary Meeting of Church Fenton Parish Council held on Thursday 6th August 2009 at 7.30 p.m. at The Village Hall, Church Fenton

Present Cllr I Wrightson
Cllr C Blakey
Cllr Mrs M Robinson
Cllr A Wharton (Chair)
Cllr S Peacock
Cllr S Naylor
Cllr Mrs C Morbey
17 Members of the Public

41. Apologies and Declarations

Cllr Mrs Robinson declared a Personal and Prejudicial Interest in respect of the planning application for Fennel Farm as a neighbour to the proposal. Cllr Mrs Robinson left the meeting, when the application was discussed both in the Public Session and by members of the Parish Council.

Cllr Wrightson declared a Personal Interest in respect of the planning application for Fennel Farm as a relative of Cllr Mrs Robinson.

Cllr Peacock declared a Personal Interest in respect of the planning application for the Laurels, as his wife is Chairman of Jigsaws.

Cllr Naylor declared a Prejudicial Interest in respect of the planning application for the Laurels as he has a business related interest at the site. Cllr Naylor left the meeting whilst the application was discussed both in the Public Session and by members of the Parish Council.

Cllr Blakey declared a Personal Interest in respect of the planning application for Fennel Farm, as he has seen the plans prior to the meeting.

42. Public Session

Rev Clegg advised that the drains outside the Church are blocked by tarmac from when road works were undertaken. This has caused flooding with the recent heavy rainwater. The Clerk will speak to Highways about this issue.

A request was made for a Dog bin on Nanny Lane. This item will be discussed at the next meeting.

The trees on Rose Lane are obscuring the street lights. The Clerk will speak to Highways regarding this matter.

There is a street light on Nanny Lane, which is permanently on. Cllr Mrs Robinson has already reported this to the contractors and will follow this up.

Comments on Fennel Farm Planning Application

A neighbour whose property is located 10m from the boundary of the proposed development attended the meeting and raised the following concerns:-

- a) He felt that there would be problems from noise and dust created.
- b) Does not want this development to be a full Equestrian Centre
- c) The opening hours will cause a problem to local residents
- d) The site is currently a green field site
- e) The traffic generated from the development is not suitable for the narrow lane access the site
- f) There are no bridle paths in Church Fenton, and therefore horses will use the narrow Lanes surrounding the site and this could be dangerous.

Another resident raised concern about the traffic generated from the site.

Concern was raised about the if this application was granted, then there would

Neighbours felt that they had been misled by the applicant in regards to the application, and some of those who have been detailed as being consulted have not received any contact. There was also concern that different details had been given to various neighbours and there was inconsistencies in what information they had been given.

Concern was raised that there were a lot of assumptions being made in the business plan. There are already 19 livery stables within a 15 mile radius of Church Fenton, and one of these which is full accredited has vacancies.

It was noted that the proposal falls outside the development limits of the village.

Cllr Wrightson raised concerns about the traffic and nuisance to neighbours of the site. He reiterated that the site was outside the development limits for the village.

Cllr Blakey advised that this proposal was no different to the Pig Farm, which is located in the same area.

Cllr Wrightson advised that there have previously been stables opened in the village and some of these have failed.

Cllr Blakey raised concern that the application should not be refused outright, but all facts should be taken into account.

Cllr Mrs Morbey raised concerns regarding nuisance, noise, flies, smell and traffic issues. Cllr Mrs Morbey also raised concern that the application was for permission to place a mobile home on the site,. And in the future an application could be made to replace this with a dwelling, therefore developing the site for residential use.

Cllr Peacock asked for clarification the green field and brown field sites. Cllr Wharton explained the difference.

Cllr Naylor advised that he supported rural development, but felt that this proposal was not in the right location.

43. Planning

Applications for Consideration

8/62/232/PA - Erection of 3 blocks of 7No stables with tack room, erection of indoor riding area, construction of outdoor riding area and vehicle park and siting of a mobile home, Land to rear Fennel Farm, Hall Lane, Church Fenton

APPLICANT - HARRISON

COMMENTS - Members discussed the application further. It was proposed by Cllr Mrs Morbey that the Parish Council should object to the application on the basis that the site is currently green field and by granting of the application would change this to a brown field site. She further added that the site was outside the development limits for the village. This proposal was seconded by Cllr Peacock. Members voted 4 in favour of the proposal and 2 abstained from voting. The proposal was carried.

Cllr Mrs Morbey proposed that the Parish Council object to the application as

it was contrary to Policy ENV1, as it would have an adverse effect on the character of the area and amenity of adjoining occupiers, This proposal was seconded by Cllr Peacock. Members voted 3 in favour of the proposal and 3 abstained from voting. The proposal was carried.

Cllr Mrs Morbey proposed that the Parish Council object to the application as it was contrary to Policy ENV1, as it would have a significant adverse effect on highway safety. This proposal was seconded by Cllr Wharton. Members voted 3 in favour of the proposal and 3 abstained from voting,. The proposal was carried.

Cllr Mrs Morbey proposed that a request be made for the application to be heard by the Planning Committee and not be dealt with under delegated powers. This was seconded by Cllr Naylor. Members voted 3 in favour of the proposal and 3 abstained from voting. The proposal was carried.

8/62/177A/PA - Application to crown thin willow tree T1 of TPO 1/2001, The Laurels, Main Street, Church Fenton

APPLICANT - SMITH
COMMENTS - No objections

8/62/63U/PA - Erection of a detached dwelling, Vulcan Works, Sandwath Lane, Church Fenton

APPLICANT - EXLEY
COMMENTS - No objections

44. Date of Next Meeting

Thursday 17th September 2009

The meeting was closed at 8.25 p.m.