

GEDDINGTON NEWTON AND LITTLE OAKLEY PARISH COUNCIL
MINUTES OF FULL PARISH COUNCIL SPECIAL MEETING HELD ON 18TH APRIL 2015 at
10.00am.

Members present: Councillor M Rowley (Chair)
Councillors D Hodkinson, P Hopkins, D Rushton and N Batchelor.

Apologies: Cllr C Buckseall

This meeting was called to discuss:

- a) Planning applications received by the Parish Council after the deadline for the agenda for the previous meeting had passed, with the Planning (comments) deadline being before the next Parish Council meeting.
- b) The three quotations previously supplied to the Council for maintenance to the play area, as the maintenance now needs to be carried out as soon as possible.

a) PLANNING APPLICATIONS

- 1) *KET/2015/0262: Ms D Holland. Land rear of Croft Barns, Queen Street, Geddington.***
- *Change of use of stables and ménage from personal use to riding school*

The application above was discussed at some length.

The following comments and observations were made as per below:-

1. The area has been designated by the Borough Council as an Environmentally Important Open Space
2. It abuts the Conservation Area.
3. Change of use to a Riding School will adversely affect the visual amenity and the setting of the adjacent Geddington Conservation Area on account of the necessary additional facilities that will be required to adapt the existing purely private ménage to commercial use.
4. This application is for a business, but there is not enough detail provided in the proposal: a business plan is a necessity. This is in order to understand the intended scale and intensity of the operation and therefore its likely impact on the Conservation Area that surrounds it on three of its four sides and its setting.
5. Business Plan topics requiring coverage appear to include
6. i) Children aged 4 – 16 are normally at school, will this therefore concentrate the business hours in the late afternoon and early evening, and at the weekends? Any business taking place at the weekends would result in a destruction to village life. The Application and the apparent intentions of the Applicant appear to be a paradox - as a Council we are somewhat cynical that the applicant will be physically able to remain within the confines of her application.
ii) It is a new business in the centre of the village, albeit only employing one person, almost certainly the applicant herself.
7. iii) The target group for riding lessons is ages 4 – 16 years, but it does not state whether these are one to one or group lessons.
8. iv) The hours that the business will be operational are not stated, with only “day-time” written in to the application.
9. v) In the winter months there would need to be lighting provision: there is no lighting provision in the application.

Access - A further major point is the access –

10. i) It needs to be by necessity on to and off the A4300, in an area which incidentally has footpaths which already need remedial work to them. (Noted that there may be limited access to the field from the house).
- ii) The application states that no cars will be accessing to the site, but vehicles have to get to the site – there is no provision in the application for vehicle access and parking.
Note that a car park has been built, for which planning permission was not applied for or given.

This application lists a turning circle (although with 2 big skips on it, it cannot be used for that purpose). Additionally noted that surplus earth has been highly banked in one area on the site.

iii) The entrance to the site is a blind spot – on a bend and a hill. Lorries park immediately outside the area concerned when they are lost (a frequent occurrence).

iv) Additionally, the entrance itself is very narrow, with the two gates being on the hedge line, not set back as they should be.

v) Horses cannot be taken out on to the A4300 or via the A4300 because of the volume of traffic.

11. There are three horses on the site at present, each “having” a quarter of the field, with no obvious on-site capacity for grazing any extra horses that a Riding School would require.

12. The smell is significant from three horses, even in the recent cold weather, and with the ménage being used for private use only.

13. An underground spring flows from the direction of the applicant’s property, surfaces in The Meadows, and flows into a pond within the same area. A newt expert has previously stated that the pond is suspected of containing an endangered species of newts. The level of pollution from the horse manure seeping through into the underground spring and hence to the pond could harm this species of newts.

14. The residents of the properties that abut the property already now find that to a significant degree their quiet enjoyment of their residences and the area are being compromised, this is since the application was passed allowing the ménage for private use. The current and additional concentration of smell (see point 8 above) if the number of horses operational on the site was increased, would further detract from their quality of life.

15. Additionally and linking to point 3 above, neighbouring and nearby residents would have their privacy compromised - as the eyeline of a rider on horseback is considerably higher than a normal eyeline.

All comments to be submitted to KBC Planning.

2) KET/2015/0298

Mr & Mrs McCallum-Toppin - Application for listed building consent: Extension to existing drive.

The Old School House, Grafton Rd, Geddington

KET/2015/0217

Mr & Mrs McCallum-Toppin

Full Application: Extension to existing drive.

The Old School House, Grafton Rd, Geddington

Those councillors present did not have any objections to the above application.

b) Three quotations previously supplied to the Council for maintenance to the play area, as the maintenance now needs to be carried out as soon as possible.

The three quotes for the repair of the surface underneath the swings follow.

All quotes were for cutting back the old rubber surface, laying concrete edging and then pouring a new layer of rubber approximately 100mm all the way around to bond with the concrete edging. All quotes are exclusive of VAT:

1. RTC Safety Surfaces Ltd - £2,728.00

2. Wicksteed Playgrounds - Original quote was £1,140.00. This has now been confirmed as incorrect, the correct price is £1440.00.

3. RSS Playmakers - £1,536.00.

The councillors present decided that the Wicksteed's quote was still the preferred option, although the clerk will ask if any leeway was available as to the final price.

Proposed by Cllr Rowley, seconded by Cllr Rushton, agreed by all cllrs present.

A.O.B.

A vehicle was being driven over the recreation ground as the Special Meeting commenced.

ACTION 1: Clerk to write to the Cricket Club and Tennis Club to remind them that this is not allowed.

Meeting finished at 10.28am