

TADMARTON PARISH COUNCIL
MINUTES OF AN EXTRAORDINARY PARISH COUNCIL MEETING
HELD ON WEDNESDAY 5TH JUNE 2024 AT 7PM
IN TADMARTON VILLAGE HALL

Councillors Present

Tim Turner (Chairman), Paul Doust and Jane Fitzpatrick

Christine Coles (Parish Clerk) and two members of the public

24/32. To receive apologies for absence

Cllr Higley (work)

24/33. To receive Declarations of Interest under the Council's Code of Conduct relating to business on the agenda (*Members should disclose any interests in the business to be discussed and are reminded that the disclosure of a Disclosable Pecuniary Interest will require that the member withdraws from the meeting room during the transaction of that item of business*).

No interests were declared.

The Chair read out a statement.

Whilst I appreciate the plans have changed it even more exacerbates the problems already objected to by bringing it closer to the village habitations i.e. view, access, noise, dust (this is an added problem with the strip field idea), light and smell particularly bearing in mind the prevailing westerly wind on top of the hill. Plus of course in spite of a recent traffic monitoring inside the 30mph limit of the B4035, it is not a safe route having three serious accidents in the last few months and in my view the new proposed vehicle access is nearer to the brow of the hill and therefore more dangerous.

The temporary residential dwelling building looks pretty solid to me, normally one would start with a static caravan for agricultural use. How temporary is it? Whilst the average cost for Tadmarton is approx. £900,000.00 there have recently been many sold for half that.

The business plan appears to blow with the wind and the costs currently and ongoing do not stack up. Ms Lavin appears to have little knowledge of local livery needs. Mostly these horses will want to be ridden locally, the only viable equine entrance to the property is Stant Hill which is already very dangerous and a single track with road surface which will not take the constant hammering of 72 iron shed hooves.

24/34. Public participation session (Members of the public are invited to address the council. The session will last for a maximum of fifteen minutes with any individual contribution lasting a maximum of 3 minutes)

The villager present noted that a lot of objections were made before. The previous objections commented on light, smell and noise. All of these still hold. Reducing the height of the building is irrelevant. Moving the access point is sensible though. With reference to the other application being opposite and similar is incorrect. The other site is not opposite, not visible from the road, there will be no additional vehicle movements or a temporary dwelling built on site. People can walk to the site and it is not appropriate to use it as a reference point.

A discussion took place about what happens to the temporary dwelling after three years? Does it have to be removed or become permanent? Tadmarton is a Category C village and will accept infill only. This site is outside the building line.

A member of the public from the next village arrived at 7.35pm. He was able to explain more about track systems as he had more knowledge. Different surfaces are encouraged. There are differing opinions at County level with acceptable types of surfaces. He has the livery in the next village. They looked at other plots of land when applying for planning permission and four were discounted as they were unwelcome. In his opinion there is no demand for competition horses to be kept on a track livery. DIY liveries are not profitable.

24/35. To discuss and agree a response to the following amended planning application

- Construction of a single storey 18 stable block with 2 storey frontage and for feed and bedding storage with tractor access in a courtyard arrangement associated storage. Construction of a 30x60m outdoor riding arena, lunge pen, horse walker and covered trailer parking. Temporary dwelling for a period of 3 years – part of OS Parcel 7700 adjoining B4035.

The Chair asked Councillors for their views. Cllr Doust agreed with the Chairs points. The main entrance near the hill is not safe. The access point off Stant Hill will be used and is not suitable. Cllr Fitzpatrick agreed. All the objections raised before still apply. Some official bodies who had commented before and raised concerns have not responded to the amended documents submitted.

It was agreed to object on the grounds of traffic, design, ecology and track system.

Action: The Parish Clerk to respond to CDC.

The meeting closed at 8.06pm.