

**Minutes of Whaddon Planning Committee meeting held on 4<sup>th</sup> February 2014 at 8.00p.m. in Whaddon Village Hall, Church Street, Whaddon, Royston, Hertfordshire, SG8 5RY.**

Present: Chair Cllr K French  
 Committee members Cllr A Milton, Cllr M Peyton, Cllr R Scott  
 Parishioners 4 present

1. **Apologies for absence** – received from Cllr L Ginger.
2. **Disclosure of interests** – Cllr Peyton declared an interest as a personal friend of the applicant re 128 Meldreth Road. She would join members of the public for this discussion and would not be able to vote.
3. **Approval and signing of minutes from the last Planning Committee meeting (9<sup>th</sup> December 2013)** – Resolved: that the minutes be signed by the Chair as a true and correct record.
4. **Planning Application S/0083/14/FL – 128 Meldreth Road, SG8 5RP for erection of storage and stable building and change of use of agricultural land to equestrian use**
  - 4.1 **Comments from the public**: key points were -
    - The applicant explained that the proposed new building would replace several old ones that were in poor repair and would enable storage to be closer for deliveries. He provided photos of current state of land after recent rain explaining that they could not get deliveries on site at moment.
    - A member of the public (neighbour) commented that he had some concern on location of building that was only 5m from his boundary although his hedge / trees would shield the view of the proposed building. Although he appreciated that if it was moved further away this would make the proposed building more visible to other neighbours. He also stated that he appreciated the further detail provided on the drainage solution and in fact this work had started. He did have some concerns over the proposal to change the land to equestrian use as he was not sure what this permitted.
    - A member of the public explained that this meant that horses could be stabled on the paddock, rather than just grazed.
    - The applicant pointed out that half of the plot of land had always been designated equestrian use anyway
    - A member of the public (a neighbour) commented that he was still concerned with the size of the building although it was now proposed to locate in a better position in terms of visibility from his property.
    - The applicant confirmed that, despite a comment in the planning document, there was no equestrian enterprise being run from the site.

**4.2 Discussion and agreement of Parish Council (PC) recommendation and comments** – the application was discussed. Resolved: that the PC recommend approval of the planning application. Comments to be made that consideration should be given to the proximity of the new building to the neighbouring properties. Balancing closeness to the boundary (currently only 5m away) vs visibility of the new building from other properties. It was suggested that a distance of 7m should be assessed.

Action: the Clerk to advise SCDC of the PC's recommendation.

**The meeting closed at 8.45pm.**