

Minutes of Whaddon Planning Committee meeting held on 9th July 2018 at 7.45p.m. in Whaddon Village Hall, Church Street, Whaddon, Royston, Hertfordshire, SG8 5RY.

Present: Chair Cllr A Milton
 Councillors Cllr N Strudwick, Cllr W Elbourn
 Clerk Angela Bridges
 Members of the Public One

1. **Apologies for absence** – Cllr R Scott gave his apologies.
2. **Disclosure of interests – receipt of Disclosures of Interest from Cllrs for items on the agenda** – none declared.
3. **Approval and signing of minutes from the Planning Committee meeting of 25th June 2018** – Resolved: the minutes were signed.
4. **Planning Application** - S/1769/18/FL, 23 Bridge Street Whaddon. Retrospective new stables to rear garden curtilage.

4.1 Comments from the public – A member of the public explained that she was giving comments on behalf of another resident who was unable to attend. However, the majority of these concerns were also shared by herself. The main areas of contention include: the possible overflow of manure and urine into the water courses, of which Whaddon is well known to have especially in this area. There was no reference to this in the Planning Application. Likewise, there was no mention of managing manure or location of where this would be kept. The member of the public described that the applicant may have to use external lighting in winter and this may impact on neighbours as Whaddon has no street lights. This was particularly relevant as the stable was built within one meter of the boundary to the neighbour and 12 meters from their home. Lastly the stable was outside the village framework for development. The member of the public felt that although the resident had queried the change of use of the field behind the applications house, this Planning Application was on the stable alone.

4.2 Consideration of application and agreement of Parish Council

recommendation and comments – The Planning Committee felt that the application was unsatisfactory for a variety of reasons. Firstly, the application does not state the use of the stables. All the Cllrs felt it appropriate to assume larger animals would be kept here, meaning the limited access to the stable (alongside the house) would be very inappropriate. The application also gives no indication as to where the animals are to be grazed.

The Cllrs agreed that the stable has been constructed too close to the boundary of 21 Bridge Street. The matter of drainage was also discussed as being overlooked, especially as the site was on a flood plain. The Planning Committee recommended that an Environmental Health Assessment is required, especially as the stable is in a residential garden. The Cllrs concluded that as the stable would have a direct effect on residents for the reasons above, they would not be supporting the application. Resolved: that the PC do not support the application.

4.3 Agreement of whether the Parish Council wishes to request a referral to SCDCs Planning Committee. the PC did not wish to request referral to SCDC's Planning Committee. Action: the Clerk to inform SCDC of the PC's recommendations.

- 5. Items for the next meeting – noting of requests for agenda items:** none requested.
The meeting closed at 8.02p.m.