

EXTRAORDINARY MEETING OF PARISH COUNCIL  
Minutes and Action Points

**Date / Time:** Monday 19<sup>th</sup> June 2023, 8.00pm

**Location:** Rushden Village Hall

**Councillors Present:** Ian Roper (IR) - Chair, Steve Pettyfer (SP), Jenny Barlow (JB)

**In attendance:** Michelle Hopley (MH) - Clerk, 12nr. members of the public

**Apologies:** Steve Jarvis, (District and County Councillor), Graham Lamb (Parish Councillor), Kate Heath (Parish Councillor), Mark Hopley (Clerk)

Item	Description	Status / Action
23/034	<p><b>Planning Application Ref: 23/00913/FPH at Daisy Barn, Treacle Lane, Rushden Retention of a timber shed and replacing existing wooden gazebo roof with slate.</b></p> <p>The chair clarified that this is a retrospective application and invited comments from the attendees.</p> <p>No objections to the specifics of the application were raised by the attendees.</p>	-
23/035	<p><b>Planning Application Ref: 23/01163/FP, at Moonshine, Southern Green, Rushden</b></p> <p><b>Change of use of land to equestrian and erection of stable building with solar panels on south-west roof slope, manège and parking.</b></p> <p>The chair clarified the key characteristics of the application and invited comments from the attendees.</p> <p>The observations and concerns raised by the attendees are summarised below.</p> <p><b>Access</b></p> <ul style="list-style-type: none"> <li>• The application refers to the site marked in red having an internal access road which is accessed from the highway. The application doesn't provide any detail of how the area in red is accessed from the highway. Means and rights of access is understood to cross both common land and a concrete footpath / driveway / highway outside Old Byre Barn, Southern Green.</li> <li>• The councillors requested that should landowners and the Southern Green Trustees learn of any further information regarding land ownership and rights of access, they will share it with the Parish Council.</li> <li>• Access is unsuitable for large vehicles (horse transportation, delivery/waste lorries, etc) because the track is tight, the ground often gets waterlogged during the winter/wet periods, (with the pond adjacent to Old Byre Barn often overflowing) causing inconvenience for neighbouring residents and potential damage to property.</li> <li>• No details are provided for the construction of the permanent access road and parking.</li> </ul>	

Chair's Signature:

Date:

Item	Description	Status / Action
	<ul style="list-style-type: none"> <li>It is unclear how access to the grazing land can be achieved for grass cutting and for horses as the plan appears to stretch across the entire plot.</li> </ul> <p><b>Construction Management Plan</b></p> <ul style="list-style-type: none"> <li>In the absence of a detailed construction plan there was concern regarding the provision of site access for material delivery and waste removal (included excavated soil) during construction.</li> </ul> <p><b>Lighting scheme</b></p> <ul style="list-style-type: none"> <li>No details are provided for a lighting solution for the stable block, but especially the external lighting to manège, parking and access road.</li> </ul> <p><b>Waste Collection</b></p> <ul style="list-style-type: none"> <li>Concern was raised about the handling of horse waste, including manure from the site both in terms of access but also any temporary or longer-term storage on the site itself. The application does not mention how this will be dealt with especially considering the location of the site being adjacent to agricultural fields/drains. The ground in this and surrounding areas becomes waterlogged in the winter/wet periods making access difficult and increasing the risk of potential contamination. The application also lacks information on how wash down water will be dealt with.</li> </ul> <p><b>Storage of hay, straw and horse feed</b></p> <ul style="list-style-type: none"> <li>The application states all feed will be stored in the building however, the building plan shows four stable boxes, a tack room, and a washdown box but it is unclear where hay, straw and feed will be stored in the building. The application provides no details (size and location) of the storage areas proposed.</li> </ul> <p><b>Visibility and Size of the stable building</b></p> <ul style="list-style-type: none"> <li>Concerns were raised regarding the size of the stable building specifically the height. The development is visible from several properties and the ridge height of the stable building, was considered to be excessive for this type of development and unsuitable for the location.</li> <li>There is no attempt to screen the new building or manège, and contrary to the Design Access Statement, the building will be visible from public footpaths.</li> </ul> <p><b>Change of use / use as rented space</b></p> <ul style="list-style-type: none"> <li>There are concerns regarding increased footfall and vehicular movement as a private equestrian facility.</li> <li>There were concerns raised regarding the potential for the facility to be used commercially and the impact that would have on the village.</li> </ul>	

Chair's Signature:

Date:

EXTRAORDINARY MEETING OF PARISH COUNCIL  
Minutes and Action Points

Item	Description	Status / Action
	<p>The Councillor's stated that the Parish Council will be responding to NHDC Planning regarding this application.</p> <p>The deadline for submitting any comments is <b>28 June</b>.</p> <p>The Parish Council encouraged those members present to also submit their comments to NHDC.</p>	
-	Meeting adjourned at 8.40pm.	-

Chair's Signature:

Date: