

**HUNNINGTON PARISH COUNCIL
MINUTES OF THE EXTRA ORDINARY MEETING OF HUNNINGTON PARISH
COUNCIL HELD ON TUESDAY 21ST OCTOBER 2014 AT 7.30PM**

Present: Cllr. Harper, Cllr. Smith, Cllr. Teese, Cllr. Bayfield, Cllr. Gough,
Cllr. Fitzpatrick and Cllr. Chancellor

Also Present: Ruth Bamford, Head of Planning and Regeneration for
Bromsgrove and Redditch Councils and Clerk

1. APOLOGIES

1.1 None

2. DECLARATIONS OF INTEREST

2.2 None

3. PLANNING

**3.1 13/0368 – 263 Bromsgrove Road, Hunnington – proposed equestrian
centre and earthworks**

Ruth Bamford confirmed that the above application was recommended for refusal at Bromsgrove District Council Planning Committee but was subsequently withdrawn. She then outlined the main reasons why the application was recommended for refusal which are:-

(1) The site is identified within the Development Plan for the area as falling within the Green Belt where there is a presumption against inappropriate development. In such an area, development is limited to that which is not inappropriate to a Green Belt and which would preserve its openness. The proposal would amount to inappropriate development which is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The scale of the development would reduce the openness of the Green Belt and lead to the unnecessary urbanisation of the countryside. No very special circumstances exist or have been put forward to overcome the harm to the Green Belt. As such the proposal is considered to be contrary to Policies DS2 and DS13 of the Bromsgrove District Local Plan and the provisions of the National Planning Policy Framework.

(2) The site is in a fairly isolated rural location with limited access to public transport or other services, to be appropriate for the deposit of material. Therefore the proposal is contrary to policies DS3 and DS13 of the Bromsgrove District Local Plan 2004 and the provisions of the National Planning Policy Framework 2012.

(3) The scale and location of the stable block together with the adverse effect the proposed floodlighting to the ménage would have upon visual amenity would be contrary to the provisions of Policy RAT 2 of the Bromsgrove District Local Plan 2004, in particular sections b, c and f of that policy and the provisions of the National Planning Policy Framework in particular section 125.

(4) The large scale of the proposed stable block together with the size of the existing landholding would not be able to sustain the grazing of the horses and would therefore be contrary to Policy RAT 17 of the Bromsgrove District Local Plan 2004, in particular sections a and f of that policy.

(5) the Council is of the view that the importation of waste is not essential for operational or safety reasons and the applicant has failed to provide sufficient information to assess the site as a landfill or waste disposal facility The proposal is therefore contrary to Policy WCS 5 of Worcestershire County Council's Waste Core Strategy 2012 and the provisions of the National Planning Policy Framework.

Parishioners then asked questions, of which some are listed below. Ruth Bamford agreed she would respond back to these questions via the Clerk.

1. Why did it take so long to carry out any enforcement when the work commenced on this site as early as 2012?
2. Does the planning process/enforcement notice deal with the Japanese knotweed on the site or is it dealt with under separate legislation?
3. Why have you not issued a stop notice on the site?
4. Are you happy with the drainage on the site and have you consulted the environment agency?
5. What planning legislation are you relying on to issue the enforcement notice without consultation with complainants and Parish Council?
6. Have you dealt with the Environment Agency?
7. Can we have a copy of the enforcement notice once it has been served?
8. If he has brought contaminated waste onto the site who will address that?

4. **DATE OF NEXT MEETING** – Tuesday 18th November 2014, 7.30pm

Signed.....
Chairman – Hunnington Parish Council

Dated.....