

# Seaton Valley Council

A Community Council

## Notes of the Planning Committee Meeting held on Thursday 10 May 2018 at Seaton Valley Council Offices

The meeting started at 6.32 pm.

### PRESENT:

Councillors: L. Bowman and S Hartland

### IN ATTENDANCE:

S Potts – Clerk and Responsible Financial Officer.

Members of the Public - 2

### PL021/18 1. Apologies for Absence

Cllr Burt was out of the country and had sent her apologies and Cllr Nesbitt also sent his apologies as he was detained at work. Although the Committee was not quorate it was decided to go ahead with the meeting as two members of the public were in attendance to raise concerns about a current planning application.

### PL022/18 2. Disclosure of Interests

There were no disclosures of interest.

### PL023/18 3. Minutes of Last Meeting

Agreement of the minutes of the meeting held on 05 April 2018 was deferred until the committee's next meeting.

### PL024/18 4. New Planning Applications

The two members of the public present were in attendance to raise their concerns about Planning Application Number **18/00649/FUL – Retrospective planning permission for the erection of a lean to addition to the main building including its change of use to equestrian and incorporating additional stabling, the erection and siting of a single stable block, a double stable block, siting a hen house, a bale and materials store and the siting of a storage container in association with the equestrian centre at Equestrian Livery Stables, Mares Close, Seghill** – given the residents attendance, members agreed to discuss this application first.

Cllr Bowman invited the applicants to speak for up to 10 minutes each to outline their concerns.

In summary the residents' concerns were;

- The original application dating back to 2015 was for a much smaller development and was for private use only; the current application has eventually acknowledged that the development is home to a fully operational commercial livery business.
- The applicant has flagrantly ignored planning procedure by adding to the development without planning permission and appears to have ignored approaches

- from planning enforcement officers.
- The development appears to have a total of 42 stables which generates significantly more traffic than originally envisaged. The narrow entrance road makes it very difficult for Mares Close residents to manoeuvre at peak times. These highways safety issues are exacerbated further when the business holds Local Open Events (gymkhanas) which attract large entries from the local equestrian community.
- The residents have significant concerns about the disposal of the increased production of horse waste
- The residents argue strongly that Commercial Livery operations should not be allowed in the Green Belt
- The facilities are not essential or small scale and do not preserve the openness of the green belt – in fact they are quite the opposite – they are large scale, commercial and the buildings constructed with retrospective planning permission obviously effect the openness of the Green Belt.
- The residents expressed concerns about the way the NCC Planning Department had advertised the current Planning Application and additionally had not expressly invited comments from previous objectors.
- One of the residents had written to the Secretary of State for Housing, Planning and Local Government, suggesting that the application should be called in as it exceeded the statutory limits on developments within the Green Belt i.e. developments of over 100sq metres of additional floor space can't be approved without being first referred to the Secretary of State.

Members and the Clerk asked a number of questions for clarification and then thanked the residents for attending the meeting – the two residents then left the meeting.

The two Councillors present and the Clerk then discussed the residents' concerns and all agreed to support the residents' objections.

The Clerk agreed to draft the text of the Council's objection for circulation to members as soon as possible.

The meeting then went on to consider other outstanding applications:

**18/01282/FUL – Proposed new pitched roof over existing garage and utility to side of main dwelling – 90 Denham Drive, Seaton Delaval** - no objections raised by neighbours – no objections from the Council.

**18/01342/FUL – Proposed single storey rear lounge/dining room extension with existing conservatory removed – 11 Dunsdale Road, Holywell** - no objections raised by neighbours – no objections from the Council.

**18/01316/FUL – Single storey rear extension to rear of 4 Parkfield, Seaton Sluice** - no objections raised by neighbours – no objections from the Council.

**18/01436/FUL – proposed construction of new port to front elevation, single story rear extension and summer house to rear – 64 Ambridge Way, Seaton Delaval** - no objections raised by neighbours – no objections from the Council.

**18/1484/VARYCO – Variation of condition 9 (Ha Ha measured and photographic survey) pursuant to planning permission 17/04412/FUL in order to change the condition wording to allow works to commence and enable investigation**

**(dismantling) to be completed to develop understanding of existing construction prior to rebuilding - Seaton Delaval Hall, The Avenue, Seaton Delaval – no objection**

**18/01492/VARYCO - Variation of Condition 2 (Approved Plans) pursuant to planning permission 16/04255/VARYCO – to enable single garage on Plot 6 to be re-positioned and rotated allowing 3m easement - Former Seaton Delaval County First School, Double Row, Seaton Delaval – no objection.**

**PL025/18 5. Dates of Future Council Meetings**

<b>2018</b>		<b>Committee/Council</b>	<b>Time</b>	<b>Venue</b>
Wednesday	30 May	Annual Meeting and Annual Parish Meeting	6.30pm	New Hartley Memorial Hall
Wednesday	25 July	Full Council	7.00pm	Seghill Institute

The meeting closed at 7.30 pm.

Signed by the Chair: .....

Dated: .....