

SWALCLIFFE PARISH COUNCIL

MINUTES OF AN EXTRAORDINARY PARISH COUNCIL MEETING HELD 3RD MAY 2023 AT 6.30PM IN SWALCLIFFE VILLAGE HALL

Councillors Present

Steve Gandy (SG) - Chairperson

Nicola Borkmann (NB)

Martin Collett (MC)

Ken Hodkinson (KH)

Victoria Taylor (VT)

Stephen Warrington (SW)

Christine Coles - Parish Clerk, Cllr Fitzpatrick and Cllr Doust from Tadmarton Parish Council and twenty one villagers

23/29. To receive apologies for absence

Cllr Smith (work)

23/30. To receive Declarations of Interest under the Council's Code of Conduct relating to business on the agenda (*Members should disclose any interests in the business to be discussed and are reminded that the disclosure of a Disclosable Pecuniary Interest will require that the member withdraws from the meeting room during the transaction of that item of business*)

No interests were declared.

Before the meeting began the Chair noted that the Parish Council are here to discuss the planning location for a single storey 18 block on Swalcliffe Road in Upper Tadmarton. They are keen to hear comments from the village before submitting their own comments. It is important that parishioners make their own comments. The time limit is 3 minutes per person and comments should not be repeated. It is important to have a balanced discussion with input and to focus on the planning aspect. All comments will be listened to and noted.

23/31. Public participation session (Members of the public are invited to address the council. The session will last for a maximum of fifteen minutes with any individual contribution lasting a maximum of 3 minutes)

The application is for stables and a livery yard. There are two significant liveries in Tadmarton. Villagers keep horses in fields. Is this needed? There are six commercial businesses within 2 miles and they have vacancies.

The plan is for 18 horses using 20 acres. In reality one acre a horse is not correct. Muck will be accumulated and a muck yard cannot be permanent. They are moved every three years. A positive note is employment being created but there will be extra traffic and horses exercised on narrow lanes.

The access to the field entrance is dangerous. 20 years ago there was a horrific accident and the driver had failed to brake. Drivers accelerate down the steep hill which is 60mph. Vehicles coming in and out will pose a huge risk.

I am not against the enterprise or initiative but have the following objections.

- The need is not proven.
- There is no need for a temporary dwelling as a flat is located in the stable block.
- The agent commented on local houses.
- There will be an impact on traffic circulation.

I would like the following conditions put in if approved.

- No retail development.
- No building.
- The speed limit between Tadmarton and Swalcliffe reduced to 30mph.
- Installation of a paved path between Tadmarton and Swalcliffe.
- Lighting is of concern.

Have Highways been consulted as there is a risk to horse riders from speeding traffic? Cllr Collett advised they are part of the Consultation process.

This is an application for a livery yard. Riders will come and go at separate times. It's a rural environment and countryside business proposal. A lot of money will be put back into the economy if approved both locally and nationally.

There could be 12 events per yard. Clarification should be sought about the events. There is a difference between a livery being professional or DIY.

Cllr Borkmann asked if there is enough land to feed 18 horses? The grass requirement is limited.

More information is required about the temporary dwelling and the long term aspiration. It was noted by a local farrier that if someone lives close by and a horse gets colic they will be able to provide a quick response. Horses will be checked early in the morning and late at night and the survival rate is higher.

Horse riders will have direct access to back lanes and Stant Hill Lane is not fit for purpose. The agent only mentions one access on and off the B4035 but this could change. My concern is the detrimental impact on the lovely view. It is unique and not an appropriate place to put an equestrian centre. I am not against the idea but it is out of character for this field.

If horses are moved to events at the nearby Swalcliffe Park Equestrian centre there will be an increase in traffic flow and noise.

The entrance and exit off the B4035 is very close to an existing bus stop. The road is used by public transport and farm vehicles. Is it practical?

There are Olympic level riders looking for facilities and it is hard to find land. Eventing and dressage is popular in this area and amongst the best.

There has been no engagement by the applicant and village which is disappointing. They should have introduced themselves.

Drainage was discussed. Cherwell District Council have commented and have no issue with drainage.

Light pollution was mentioned but there is already light from the defibrillator and houses.

A lot of comments have been negative and traffic is of concern. However people do support the application. It will add to the amenity and it is a country pursuit. It will employ local people.

The public session finished at 7.10pm.

23/32. To discuss Planning application 23/00831/F, Construction of a single storey 18 stable block with 2 storey frontage and for feed and bedding storage with tractor access in a courtyard arrangement associated storage. Construction of a 30x60m outdoor riding arena, lunge pen, horse walker and covered trailer parking. Temporary dwelling for a period of 3 years, Location Part of OS Parcel 7700 adjoining B4035 and Swalcliffe Road, Upper Tadmarton and agree a response.

There is a degree of support and an economic value. Local businesses should be supported and Councillors are to be mindful of that.

Concerns of the Councillors included:-

- Safety on the road and visibility splays.
- Its in the wrong place and in the middle of a rural area. There is no development in the Local Plan.
- Visual concern. Impact from both villages and two conservation areas.
- Difficulty to visualize the plans.
- Traffic and speeding. Speeds are 30mph, 60mph and 30mph.
- Concerns of a temporary dwelling and flat.
- Future extension and development.

The Parish Council will submit their own response and note their own concerns.

There being no other business the meeting closed at 7.40pm.