

LOUND PARISH COUNCIL

PARISH COUNCIL MEETING

Minutes of the Extraordinary Parish Council Meeting held on Monday 11 March 2024 at 7pm at The Village Hall. **(Subject to amendment until signed by the Chairman at the next meeting)**

Present: Paul Strowlger (Acting Chair), Gayle Welsh, Jenny Ozinel, Jill Day, Jill Brown (clerk). There were no members of the public present.

- 1. Welcome and Apologies** – Apologies were received from Connor Moore, and Carly Jones. These were voted on and accepted unanimously by the Parish Council.
- 2. Declaration of Interest and Requests for Dispensation** – Miles Thomas had previously declared an interest, and due to there being only the one item on agenda, was not present.
- 3. Planning application ref DC/23/4787/CLP** – The planning application was discussed and a response formulated, as per Appendix One. Clerk will email this to Planning Department.

The meeting closed at 8.15 pm.

Signed Chairman, Clerk, Date.. 20/5/24

Appendix One – Appendix to extraordinary Parish Council Meeting held on 11th March 2024.

Unsuitability for horse stabling

Standard grazing practice is around 1-1.5 acres per horse (ref British Horse Society). We understand that the plot of land in question is approximately half an acre, and so, unless there is frequent access to grazing, an animal welfare concern will arise.

We also have concerns that frequent movement will exacerbate the traffic and disruption problem.

It can be reasonably anticipated that, in addition to horse trailers and daily visits of the horse/s grooms, necessary and responsible husbandry will require frequent large movements of feed (hay) and bedding (straw,) necessitating trailer movements to and from The Street. The Street is currently very often reduced to single file traffic flow and difficult manoeuvring due to high volume parking.

Additionally, the horse/s will need to be transported to grazing, which will cause significant traffic problems, particularly if ridden or walked, as the site access could be considered unsafe to enter or exit from with or on a horse.

Local need for Stabling

Given that the applicant lives in Hitchin, we suppose it may be an intention to rent the land out to a third party for stabling. At this time, there is a surfeit of local stabling availability and therefore there is no agricultural or commercial support for this proposal.

Smell and noise

The site itself abuts three residences and The Village Hall. The closest is The Village Hall at c8m and the furthest dwelling c14m. Not unnaturally, horses and particularly their stabling areas smell and can be noisy.

The smell, of course, can be managed, but of course the quality of such management cannot be guaranteed in advance. In the height of summer, this can be a challenge even for the most tenacious attendant. Clearly it could result in a nuisance to the nearby householders and also to the Village Hall users, particularly in summer when community and Church events often include the use of the outside space. There could also be an impact on the commerciality of the Village Hall in its ability to raise funds via renting to community groups and activities.

Noise can also be a neighbourly nuisance. Often horses are attended in the early morning and such activity could so easily be a disruption to the inhabitants of the close dwellings, who will be accustomed to quiet enjoyment, that most people are accustomed to and expect in a rural village. Horses themselves can be noisy, particularly young animals, poorly trained or bored or sick animals. Of course such occurrences are unpredictable but nonetheless foreseeable.

Nuisance events are by definition a problem and could result in ESC interventions.

Lighting

There is no street lighting in Lound. This would mean that, particularly during winter months, there would be a need for substantial lighting to facilitate the husbandry needs of any horses. This could cause a nuisance/disturbance to neighbouring properties. Many people choose to live in more rural areas due to the lower levels of light pollution. It could also impact on the abundant wildlife in the vicinity.

Cicumvention of existing enforcement re: Appeals AP/22/0048/ENF and AP/22/0049/ENF

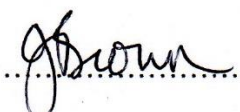
The applicant has failed to utilise the site for temporary building type accommodation and the referenced Appeals chart the background and decisions explanations.

The Parish Council's concern is that, once established as stabling, the applicant may construct an argument for needing accommodation to manage the horse/s, thereby establishing a residence type scenario that the community had to confront at the outset. This would be a retrograde step, since having achieved an outcome that, once enforced, will see the site returned to its former agricultural

Signed

Chairman,

Clerk,



Date... 20/5/24

state, the community would be much aggrieved if the site was to revert to containing mobile type accommodation. We should be back to square one, with possibly less recourse to resolve.

Signed Chairman, Clerk, *g brown* Date *20/5/24*