

Re: Planning Consultation for Land To The Rear Of Four Winds

Clerk <clerk@hamptoninarden.org.uk>

Thu 25/05/2023 20:53

To: ian.hiscock@solihull.gov.uk <ian.hiscock@solihull.gov.uk>

Hampton Parish Council Response to planning application PL/2023/00848/PPFL | Retention of stables and sheds for the use of private upkeep of horses, goats and chickens with sheds for storage of hay and feeds. | Land To The Rear Of Four Winds Catherine De Barnes Lane Catherine De Barnes Solihull

The Parish Council have a number of concerns relating to the content of this application and its appropriateness as a development in the Green Belt. These concerns are dealt with under the subject headings below:

Application and associated documents:

i) The application is retrospective – all the sheds/buildings on the site are already in situ and look to be permanently sited – not movable. This application has arisen as a result of a number of visits by SMBC Planning Enforcement.

ii) There are 9 individual units of different types and styles on the site – some of which seem to be of pretty poor quality. As such we believe the current site fails to meet Clause 149 para. B of the NPPF and is not in accord with Policy P17 of the Solihull Local Plan adopted Dec 2013 and represents inappropriate development and compromises the openness of the Green Belt.

iii) The application states that the site is to be used for the private upkeep of animals but we believe there is sufficient grounds to indicate that this is not the case, and we will explain why later in the response.

iv) The application form states that there are 3 employees – why would you need this number of employees if the facility is being used for private care and upkeep. This represents a significant cost to the applicant for private stabling and probably totally unnecessary.

v) Description of the Proposal section on the Application Form. We believe this date to be inaccurate for the reason that will be detailed below.

vi) The Planning Statement (PS) by Tyler Parks omits to state this is a retrospective planning application. The PS also states that the track is used to access a number of other companies including Sameday Transport (ST). We believe ST left the site some time ago having had a Planning Appeal dismissed.

Private Upkeep v suspected commercial.

i) Prior to moving to this site the applicant ran a commercial children's event company Party Paddocks from a site on Lugtrout Lane without planning permission, which caused issues with the local residents. The activities were promoted using social media-Facebook and still are able to be viewed today with the latest post as recent as 12th January which said

"Hi all!

So this year we are having to do things a little differently. Due to moving to a new location last year we are currently waiting on planning permission to be able to host parties and run lessons from our new location. Lessons are not currently running but we can host small parties off site at the village hall

(depending on availability) in Catherine de barns where our ponies and favourite unicorn will be available to attend ! If this is something of interest please do get in touch for more information. Best wishes and hope to see you soon"

This is self-explanatory and indicates that a commercial activity is being pursued as supported by photos.

ii) We also understand that "2 newly fenced paddocks available with own field stable/shelters and storage "were being advertised at the application site in April 2023, grazing with stable /shelter and menage was being advertised for rent in late September . These activities are totally inconsistent with the claims of private use. We believe its use to be for providing grazing, stabling ,livery and events under the banner of The Party Paddocks as a commercial activity . If this is not the case why doesn't the Facebook page reflect that there is no longer commercial activity on the site.

An extract from the Planning Statement by Tyler Parkes states "The use of the stables and the sheds are for the private stock and kept solely for the pleasure of the applicant." This is inconsistent with current social media evidence.

iii) A previous planning application PL 2020/01361/OCU was conditionally approved and the applicant might well be in contravention of condition 2 which states " The development hereby permitted shall not be used for any purpose other than the exercising, grazing and keeping of horses/ ponies owned or kept by the applicant, or future owners of the site, and shall at no time be used for any commercial purposes. Unless otherwise agreed in writing with the LPA.

We do not believe such agreement has been requested or granted.

Welfare and Environmental

i) There a significant number of horses on site creating large volumes of manure which represents a nuisance due to smells coming from the heaps as well as a possible environmental hazard with the possibility of effluent getting into local water courses. No environmental assessment has been included in the application and we are not aware of any disposal arrangements for such animal waste.

ii) Additionally, there are basic toilet facilities on site which again we feel should be subject of an environmental assessment. We have concerns that the facilities on site do not appear to comply with current statutory legislation bearing in mind the number of employees.

iii) We have been advised that the number of horses using the site compared to the site area breaches the British Horse Society guidelines for horse welfare. The recommendation is 1 horse per 5000m2.

iv) No parking spaces are deemed necessary which we could agree with if the site is being used for private animal upkeep. However, with 3 employees we would have expected some provision as the track to the site is small and well used and is not suitable for vehicle parking especially as we believe the site will be used as a commercial activity.

In summary, we believe the application to be misleading based on the information we have seen on social media and from previous experience . We believe the application should be refused on the grounds of inappropriate development in the Green Belt contrary to Para 149 clause b) in the NPPF July 21 and fails to meet Policy P17 in the Solihull Local Plan adopted in 2013. No special circumstances have been put forward by the applicant in mitigation. In the event that the Council feels able to grant approval we would suggest that approval be conditional on the site being used for the private upkeep of animals.

We look forward to hearing from you.

Kind regards.



Julie Barnes

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From: ian.hiscock@solihull.gov.uk <ian.hiscock@solihull.gov.uk>
Sent: 12 May 2023 11:22
To: Clerk <clerk@hamptoninarden.org.uk>
Subject: Planning Consultation for Land To The Rear Of Four Winds

An application has been received for a proposal within your Parish. Please see the details attached <https://publicaccess.solihull.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RTCX4FOE01100>

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