

TADMARTON PARISH COUNCIL
MINUTES OF AN EXTRAORDINARY PARISH COUNCIL MEETING
HELD ON THURSDAY 27TH APRIL 2023 AT 6.30PM
IN TADMARTON VILLAGE HALL

Councillors Present

Tim Turner (Chairman), Paul Higley, Jane Fitzpatrick and Paul Doust

Christine Coles (Parish Clerk), Cllr George Reynolds, Cllr Douglas Webb and forty four villagers

The Chair welcomed everyone to the meeting to discuss Planning Application 23/00831/F. As this affects the residents of Swalcliffe we have invited their Parish Councillors to be present. Two Councillors were present, Cllr Gandy and Cllr Taylor. The Chair stressed this was an extraordinary meeting with a public session and villagers had 3 minutes to comment. He respectfully asked villagers not to repeat each others comments as this wastes time. He also stressed this was not a witch hunt as a good case had been presented and should the land be resold we do not wish it to go for development.

The Chair outlined his thoughts. There is a serious safety concern as the entrance to the site is on the busy B4035. Its on the brow of the hill and cars can travel 60mph. They speed up the hill before reaching Tadmarton. Although another entrance is not mentioned, Stant Hill Lane is not fit for purpose. It is riddled with springs and there is a constant problem for local people with running water. By concreting some of the ground will lose the natural soakage. The temporary dwelling will become permanent after three years. The drains are not fit for purpose. This is the loveliest part of the county. The view to Barrow is a treasure to us all and we do not want to lose that.

23/46. Apologies

None.

23/47. To receive Declarations of Interest under the Council's Code of Conduct relating to business on the agenda

No interests were declared.

23/48. Public participation session

Various members of the public commented and asked questions.

I live opposite and previously kept a horse in the field. The road is dangerous with moving vehicles and horses. A prevailing west wind will cause lots of unpleasant smells for nearby residents.

Questions were raised about the land on the plan outlined in red as to whether the applicant owned all of the land. There is no mention of lighting. Horse stables will have to be accessed early and late and it will be dark in the winter months. There is no mention of any screening. This should be considered.

What is the purpose of the meeting? The Chair replied the PC are a consultee and the meeting tonight demonstrated the huge strength of feeling. No discussion had been held by the applicant beforehand and the first the Parish Council knew of the application was through Cherwell District Council. The Parish Council will represent the village the best they can.

An equestrian centre which holds events in the next village means that horseboxes and lorries are constantly travelling backwards and forwards through the village. The roads are narrow. I have struggled to access the paperwork from the CDC planning portal. Cllr Fitzpatrick offered to drop paperwork off to him to see.

I live opposite the 30mph sign and walking is very dangerous for pedestrians. Horseboxes turning in and out of a busy road would be dangerous for everyone.

The Parish Council did not put letters through each door. The agenda was published on the noticeboards and website.

I copied the planning letter to everyone to advise of the application. Only half a dozen people knew of the application. I felt it was a short space of time to comment. There is a lack of detail on the plans. More correspondence with the village by the applicant would have been better received. The site will be open seven days a week for 16 hours but there is insufficient detail about lighting.

Is there a plan to look at? I have struggled to access the CDC planning portal. The Parish Council confirmed all the detail was on the CDC planning portal.

I have had trouble accessing the information on the CDC planning portal. There was an accident some time ago by the field entrance and a helicopter had to land in the field.

I live opposite and only moved in recently. We look onto the field and like the view. I am upset about the thought of events taking place, floodlights and loud speakers. Can the applicant be contacted to arrange a meeting?

There is little mention of the impact of 12 public events each year.

The land is defined as amenity land and can it be built on?

Within the application there is mention of a previous application being refused. This was 25-30 years ago. The Parish Council should look back to gain more information and the grounds of refusal. Housing has been mentioned as an alternative but Tadmarton is a Category C village with limited development. There is no mention of development in the Local Plan.

Although the property is single storey, there is a double height frontage. It is thought this might be the entrance gate to allow horseboxes to go through.

Although the building is temporary for three years, it may become permanent and then set a precedent.

Has anyone met the applicant?

Most villagers present were against the application. The Chair advised everyone present to put forward their own comments to CDC planning.

23/49. 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.

Councillors then discussed the proposal after hearing from the members of the public. The proposal will have a huge impact on the village. There are environmental issues to consider. Cllr Fitzpatrick suggested contacting a planning consultant to get free advice. It was agreed she could do this and the Parish Clerk is to ask CDC for an extension to replying.

Councillors agreed to object on grounds of light pollution, noise pollution, smell and access on and off a busy and dangerous B road near the brow of a hill.

Meeting closed 7.35pm.

DRAFT