

Whitsbury Parish Council Meeting Minutes

Purpose: Special Meeting to Discuss Planning Application Ref Application 24/10939 for Whitsbury Stables

Date of Meeting: 25th November 2024

Location: Whitsbury Village Hall

Council Attendees: Cllr Graham Thompson, Cllr Hilary Sutton, Cllr Steve Husher, Cllr Chris Harper

Apologies: Cllr Geoff Dominey

Public Attendees: Cllr Janet Richards, Sue Ambrose, Eric Ambrose, Chris Cobb-Smith, Peter Coveney, Sheree Cumming, Nigel Cumming, Jon Dare, Andy Foreman, John Godfree, Sophie Harper, Elaine Husher, Jenny Kingsley, Sara Locock, Kathryn Manning, Janet McGovern, Derek Mather, Elizabeth Naylor

Declarations of Interest: Cllr Harper declared an interest in as far as this planning application had been submitted by his organisation and he would not be taking part in any voting activity but was happy to provide answers to any queries. Responses to questions posed by those who attended are indicated in the (A) parts below.

Introductions

A quorate discussion was held and the meeting was agreed as quorate as 3 Councillors were available to vote, the minimum required.

Cllr Thompson explained the purpose of the meeting was to discuss and vote on the planning application to convert Whitsbury Stables into agricultural accommodation.

Stable Plan Queries

Cllr Thompson suggested an open discussion be held with any members of the Parish Council or public able to ask questions, the following points were raised:

- (Q) The drainage plans for the properties did not provide details of either the processing plant or drainage field. Given this was in a conservation area this detail is important to understand.
 - (A) It was stated that an individual Klargestar would be included for each property.
- (Q) Does the proposed housing go beyond the current footprint
 - (A) The footprint of the new build was confirmed to be within that of the existing stables
- (Q) The privacy to the North of the site and neighbouring Templemens house was queried. 5 new windows were currently shown in the plans to be facing the

Templemans property. The distance between the boundary hedge and the rear stable wall is 1m. Even though a hedge is in place this becomes transparent in winter and privacy would be compromised. Velux roof windows were suggested as an alternative.

- (A) The detail was not known and would need to be checked. Chris Harper agreed to go away and look at the plans in more detail and see if an alternative solution could be implemented.
- (Q) The purpose of the new houses was queried and why additional accommodation was needed?
 - (A) The new houses are not for sale they were to be staff houses for farm or stud workers. The business has ambitious plans to expand to 150 mares, 5 extra people are needed. Good accommodation is needed to attract the best staff
- (Q) More houses means more children and there is no play facilities anywhere in the village for children?
 - (A) Play areas had been put in place 3 times in the past and they had always fallen into disrepair and been neglected. There was no plan to put anything new in for these houses
- (Q) Will the houses be let out?
 - (A) The plan was not to let out the new houses but use for stud workers. There was no intention to let to others but if one was empty it might be let out to a non-stud or farm worker.
- (Q) Is there really no-where else that could be used outside of the conservation area?
 - (A) This is the best use of this yard. Horses were removed because of safety concerns over the horses travelling to the gallops and meeting traffic, the volume of which had increased. The current owners couldn't live with the risk. The horses have now been based closer to the gallops. This particular yard was set up by William Hill but hadn't been there forever
- (Q) What other uses were considered for the yard?
 - (A) A yearling preparation unit had been considered but the paddocks behind were not large enough or close enough
- (Q) Should covenants be considered, to prevent use as holiday let's etc?
 - (A) Holiday lets are not planned
- (Q) Parking outside the stables on Fordingbridge Road was raised as a concern, this could be tenant or visitor parking. Cars parked on Fordingbridge Road may cause obstruction as the road is not wide enough to accommodate parked cars particularly with large agricultural vehicles travelling through the village.

- (A) There would be enough parking in the yard for both tenants and visitors and they will not park on the main road.
- (Q) Can cars be prevented from parking outside the stables on Fordingbridge Road or a designated parking area for visitors be assigned?
 - (A) This shouldn't be needed additional vehicles can park in the central yard area.
- (Q) Is it really necessary to increase the ridge height of the rear stable block buildings.
 - (A) Yes to achieve a two storey dwelling.
- (Q) Will the footpath just north of Minors cottage be impacted by this change?
 - (A) No this footpath will not be affected.
- (Q) The Sustainability plan is rather thin what plans are there for solar panels and air source heat pumps etc?
 - (A) This would be decided later.
- (Q) Tree group G001 is planned to be felled this provides a useful mature privacy boundary to houses in Well House Close why are they being removed?
 - (A) The detail was not known and would need to be checked. Chris Harper agreed to walk the ground with Cllr Husher to see which trees were involved.

Parish Council Voting Decision

Following the open discussion a Councillor vote took place as follows:

Cllr Husher requested clarification on what the vote was considering, was it to vote on the specific plans submitted to NFDC. This was agreed to be the case.

Cllr Husher - Refusal – There are enough areas, particularly as this is in the conservation area, such as privacy, tree felling, sustainability and drainage etc that need further information and therefore the current application should be refused until these are clarified.

Cllr Sutton – Approve

Cllr Thompson – Approve

The Application was therefore approved.