

**Minutes of a Meeting of the South Stoke Parish Council
Monday 03rd February 2020 at 7.30pm in South Stoke Village Hall**

Public Session

MoP1: here to answer any questions about the dog daycare

MoP2: here to ask for clarifications about the boundaries, Greenview development.

Members Present:

Chairman Cllr Bryan Urbick (BU)
Members Cllr Diana Hathaway (DH)
Cllr Andrew Scrivener (AS)
Cllr Philip White (PW)

Officers Present:

Clerk Laura White (LW)

Public and Press: 5 Members of the Public (MoP)

PC.20.02.1. To receive apologies for absence and to approve the reasons given. (LGA 1972 s85(1))

Cllr V Meyer, on Holiday
Cllr P Wortley, delayed at work
Resolved, reasons approved, Unanimous.

PC.20.02.2. Declarations of Interests

None

PC.20.02.3. Chairman's Announcements

None

PC.20.02.4. Planning

New Planning Applications

PC.20.02.4.1. Planning Application P20/S0004/FUL – Barracks Farm Wallingford Road, North Stoke. Change of Use of farm workshop for B2 use

Resolved: To submit response "No Objections", Approved, Unanimous.

PC.20.02.4.2. Planning Application P20/S0266/HH – Greenacres, Ferry Road, South Stoke. Two storey extension to provide bedroom and utility room. Proposed single storey extension providing dining room. Alterations to front elevation.

Narrative was given on the application to the council. Including requirement to clarify the boundary, including access for the neighbours during the build phase, the height of the wall supporting the flat roof extension. Instigation of a construction access plan.

Proposal:

South Stoke Parish Council objects to the plans in their current form due to:

- The proposed rear window in the proposed converted garage looking directly into the neighbour's garden. If the garage is to become habitable space this window should be removed.
- The wall supporting the flat roof extension being so close to the boundary of the property. The wall will be overbearing, and unneighbourly. It is requested the wall be moved to maintain a minimum offset from the boundary of 1m.

Noting the comments from the tenants of the neighbouring property SSPC request the property owners of Fairways (Christ Church College) are also consulted with regard to the official location of the boundary at the front and rear of the properties. SSPC kindly requests the planning authority to fully interrogate the comments to be submitted by the tenants of the neighbouring property with respect to the boundary, its location and definition, and their concerns over privacy and access to their own property during the build phase.

Due to the nature of the access to Greenview, being a shared access driveway, SSPC consider it essential that an approved construction access management plan be put in place to protect neighbours privacy and access for private and emergency vehicles to their property during the build phase.

Resolved: To submit Objection as above, Approved, Unanimous.

Applications for Reconsideration

PC.20.02.4.3. Planning Application P19/S4364/FUL - The Old Vicarage, The Street: Change of usage of the cowshed and dairy, to half to dog day care centre, half vehicle storage.

The clerk read out the previous SSPC response to this application. The applicant's responses to each of the items were detailed to the council. The applicant spoke about their plans for the application.

Proposal:

South Stoke Parish Council debated this application again at a meeting on the 03rd January 2020, considering the responses to the previous objection statement from the planning officer, environmental health officer, and the applicants. SSPC continues to OBJECT to this application.

SSPC are mindful that the current plan is for usage by no more than 9 dogs at a time (Although this is only noted in a trail of correspondence and not the actual application). In addition, this application is for a permanent change of use of the building, and as such SSPC have considered this application with respect to both future potential owners, and the clear desire of the current business owners to expand in the future.

With respect to the environmental Health Officer stating their assessment was made based on prior experience and no specific report has been written. SSPC still have real concerns about the inevitable noise disturbance in a residential area due to a business of this type with no evidence being provided to allay our concern.

With respect to SSPC's other concerns:

Hours of operation: SSPC understand that the other small businesses on the site have planning restrictions on hours of operation. This necessary restriction in a residential area would be even more important for a Doggy daycare centre and the noise it will generate. The application makes no reference to hours of operation. In any event, we are not convinced that the nature of this business could comply with such a restriction and therefore we consider that this location is unsuitable for the proposed use.

Increased traffic movements. The applicant has stated stated that the dogs will be collected by van and delivered to the daycare centre. At the Parish meeting the applicant stated that all dogs would be taken by van 3 times a day elsewhere for walks - presumably to reassure us that we won't have large numbers of dogs and handlers constantly within the small village. This again suggests that this location is unsuitable for the proposed use both in terms of numbers of dogs and/or number of traffic movements in this small residential settlement.

Type of fencing being sufficient to keep the animals in if they try to escape: the applicants have stated the fencing will be secure, however the application plans do not indicate the height or construction type of the fencing. SSPC request that should this application be considered further, additional details are included on the drawings for this application particularly as there is a primary school in close proximity to the Old Vicarage.

Septic tank: SSPC noted in the response from the applicant to the original questions, there will be a septic tank installed to process the waste produced by the dogs. The property in question is sited within flood zone 2, SSPC request sign off for this design by the drainage officer before this application is determined.

SSPC continues to have NO Objections to the Vehicle storage aspect of this application.

AS also to call the planning officer to talk through these specific concerns.

Resolved: Object as above, Approved, Unanimous.

LW to forward response to the applicant also.

Meeting ended: 20:31