

LEADENHAM PARISH COUNCIL

A Meeting of the above Parish Council was held on Monday 3rd March 2020 in the Village Hall at 7 pm

Present: Mrs C Stokes, Mrs K Willgoose, Mr S Locking, Mr G McLusky, Mr T Sisson

This meeting was held to address and discuss the 'additional supporting evidence to Planning Application 19/1764/FUL submitted by the applicant on Thursday 27th February 2020

Vice Chairman Mr G McLusky took the Chair in the absence of Ms M Nelstrop (Chairman) who has Declared an Interest in this Application at the regular monthly meeting held on Tuesday 11th February 2020

Mr McLusky declared the meeting to be held in closed session

Final decision of the Council regarding the additional supporting evidence - as follows:

Reference Planning Application 19/1764/FUL - Creation of an all-weather facility comprising of a polo arena, conversion of farm buildings into stables, new fencing, landscaping, lighting scheme, new car parking area | North Hilltop Farmhouse The Heath Leadenham Lincoln Lincolnshire LN5 0QF

As follows: the response from Leadenham Parish Council to the 'additional supporting documents' submitted by the applicant Feb 27 2020

However - Leadenham Parish Councils would emphasise that the document listing their initial objections to this application (submitted Friday 14th Feb 2020) still stand and should not be dismissed/overlooked/discarded due to the fact we are now responding to additional supporting documents

Leadenham Parish Council therefore would respond to the 'additional supporting documents' as follows:

1. In general, these documents reiterate points presented in the initial supporting evidence within the application, with no new issues emerging.

2. We do wish however to object to the following points the applicant includes in these documents:

2.1 Regarding intended stabling facilities for horses

The applicant states 'The stables will be of an adequate size and standard for housing polo ponies without alterations to the main fabric but by use of internal partitions. A vet will confirm this'

We would question this as follows:

Has this vet made reference to the BHS (British Horse Society) and RIBA (Royal Institute of British Architects) recommendations regarding size of accommodation for horses (internal dimensions and doorways, including height and width) regarding aspects of equine health and safety?

There appears to be much discrimination between the current size of the old cattle sheds intended for the stabling and those recommended by the above.

3. Matters raised via Consultation/research/reference to Local Plan, which the applicant has still failed to address:

- 3.1 Access to the site – neither Access nor Traffic Surveys have been submitted.
- 3.2 Sequential Survey – not submitted
- 3.3 Heritage Assessment – not submitted
- 3.4 Manure and Vermin Controls – no supporting evidence regarding the schedule of operation.
- 3.5 Impact of noise and dust from the Grain Dryer extractor fan upon the proposed stabling area - not addressed.
- 3.6 Facilities on site for visitors – toilets (type, how many required, where sited) – not addressed.
Shelter for visitors – not addressed on the Plans
- 3.7 Sources of water and electricity – not addressed.
- 3.8 Soakaway from Arena (to south side) once used as a Council Tip – not addressed
- 3.9 Hedge planned on the west side of the arena which will cut off all access for farm vehicles (currently tied to a Stewardship Scheme) – not addressed
- 3.10 Adequacy and management of grazing for horses (1.5 acres per horse recommended) – not addressed.
Grass management – control of Ragwort and Thistles and the importance of resting the grass to allow regeneration – all linked to the amount of acreage required overall – not addressed. Does this raise a question therefore regarding the understanding of overall equine management?

4. Present Polo Ground within the village

There is no clarification as to how the current Polo venue and the new proposed venue would operate together. Are there any future plans to develop further on the North Hill site?

In conclusion

While listing the points made above, we would further add that the application fails to comply with various aspects of the Local Plan recommendations (LP5, LP13, LP16, LP17, LP25, LP26 and LP55) and the National Planning Policy Framework.

This Application (including these additional supporting documents) fails to recognise, acknowledge or it seems understand, in any way, the immense problems the running of these two businesses in tandem would create.

Leadenham Parish Council, while recognising the principles of developing the Polo Club as a business, and having undertaken much research, invested much time in thoroughly and objectively considering the application remain unanimous in their objection to the development of the proposal on this site – at North Hill Farm.

We also remain adamant that any party should not be considering this application without undertaking a site visit.

Date of submission to NKDC for consideration: Thursday 5th March 2020

This information will also be available on the parish website

There being no further business, the meeting closed at 8.10 pm.