

# **Consultee Comments for Planning Application**

## **PL/2022/00371/PPFL**

### **Application Summary**

Application Number: PL/2022/00371/PPFL

Address: Stable Building Oldwich Lane East Fen End Solihull CV8 1NR

Proposal: Erection of replacement stable block, detached barn, new green house and new three bedroom bungalow.

Case Officer: Rebecca Hadley

### **Consultee Details**

Name: Councillor Balsall Parish Council

Address: 297 Kenilworth Road, Balsall Common, Solihull, Coventry CV7 7EL

Email: clerk@balsallparishcouncil.gov.uk

On Behalf Of: Parish Council

### **Comments**

Balsall Parish Council considered this application at its meeting on 11 May 2022. The council strongly objects to the application for the following reasons:

The documentation provided is considered inadequate. It is not easy to identify the sizes of buildings being proposed and the previous applications are not cited. The previous planning application 2019/00796 and the appeal are not shown under the Related Case section on the planning portal, which the council considers they should be.

The existing and proposed plans do not show the 3 existing footpaths, nor is the existing timber store shown on the plan (did it require planning permission?). The council is surprised that this was not picked up during the verification process.

There are no very special circumstances given for development in the Green Belt (NPPF 147) and does not conform to Solihull Local Plan or Balsall Parish NDP policies on building in the Green Belt

It does not conform to Solihull Local Plan Policy P7 as it is not in an accessible location.

It does not conform to Balsall Parish NDP Policy BE.2 as it is not compatible with the distinctive character and does not a) respect the distinctive character of the surroundings, c) would adversely affect the amenity of neighbouring users, nor does it e) protect the or enhance landscape and biodiversity, h not consistent with current landscape guidelines, have an j) adverse effect on tranquility, k) would increase the risk of flooding to third parties

The proposed new entrance onto Oldwich Lane is beside 3 existing, well used entrances to long established residential, agricultura (farm)l and commercial (children's playgroup) facilities which gives rise to an increased risk of accidents from additional traffic. Removal of part of a long established hedgerow will result in destruction of habitats, disturb local wildlife nesting, resting, roosting and foraging activities; aggravated by the lighting proposals.

Despite there being an existing stable no horse has been kept in it or on the site. There is therefore no evidence of need for an equestrian facility on the site. The proposed 5 stable block is considered completely inappropriate for a site this size as it would breach the standards set out in the Animal Welfare Act 2006 and its Code of Practice for the welfare of horses, ponies, donkeys and their hybrids (Dec 2017).

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/700200/horses-welfare-codes-of-practice-april2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/700200/horses-welfare-codes-of-practice-april2018.pdf) This states that each horse requires 0.5-1.0 hectare (1.25-1.5 acres) of grazing of a suitable quality. The Stables proposal is for 5 horses + foal so the pasture requirements would be 2.5/3.0 - 7.5/8.0 hectares. The site itself at 5815 sq m (application form) equates only to 0.58 hectares so is only barely suitable for 1 horse. So any increase in the existing Stables would be disproportionate development (NPPF para 149 c and d).