

## **Appendix to the minutes of the meeting of Upton Bishop Parish Council**

At the Parish Council Meeting of Upton Bishop held on 4<sup>th</sup> February, the Council voted to reject the following applications;

- P200091/O - Land at Hilltop, Upton Bishop, HR9 7UG; proposed construction of a temporary dwelling
- P200089/O - Land at Hilltop, Upton Bishop, HR9 7UG; proposed construction of a classroom, craft workshop, accommodation for pupils (3 Bed)
- P200082/O - Land at Hilltop, Upton Bishop, HR9 7UG; proposed construction of foaling stables

During discussions the following points were raised;

1. The applicant who was present stated the 4-bedroom property was needed so that her daughter could look after her because she is disabled. The Ward Councillor confirmed that being disabled does not change any of the planning rules on permitted development
2. It is the accommodation element of the proposal that is of concern to the PC and too much emphasis is placed on this rather than the business in the applications.
3. Mrs Barbara Millman claims that she needs the 4-bedroom house to be able to have access to the craft centre (within 18 months of commencement), nothing to do with the horse-riding proposal. However, this craft centre is not planned to be built until some years later as they will not even be applying for funding until Phase 3, some 3 to 5 years into the project. In fact, there is no guarantee it will ever be built so there is no justification for the house until after this happens.
4. If the house were built first to allow the manager to move in within 18 months as per the business plan, there is no guarantee the rest of the business will ever be started
5. It is not clear if Mrs B Millman will be the manager referred to in the application or whether another person will be moving in as well.
6. It is noted the horse-riding business is hoping to run some trials in 2020. Any Application could give temporary approval for this and a subsequent review based on the outcome.
7. There was an indication by the applicant that the buildings and the house would all be wooden structures implying that this makes them temporary but there is nothing in the Plan or Application to substantiate this
8. There was a proposal that carriages would be driven along the road to Dymock Wood (adjacent to Ross Golf Club). There was a strong feeling that this is a naïve and dangerous concept given that this is a busy 60mph road used by fast traffic and HGV's.
9. There is no evidence in the application for the riding school that there has been any consideration about stables, storage for carriages, a reception area, car parking, washrooms and toilets and most importantly, no disabled persons facilities.

On the positive side, we would like to encourage the business idea and there could well be support for the craft centre, stables, foaling stables etc. to support the HEART objectives.