

**Minutes of Little Bealings Parish Council meeting held at Bealings Village Hall at 7.30pm
on Tuesday 2 April 2013**

Present: Mrs F Rogers (Chair), Mrs T Cornish and Mrs M Wilson.

Also present: Mrs J Shaw, Chairman of Bealings Village Hall Management Committee

During the period of public participation before the meeting the following matter was discussed:

C13/0393: Stables opposite Brimar, The Street: Change of Use to Riding Establishment

Mrs Shaw, as Chairman of the Bealings Village Hall Management Committee, advised that the owners of the land had enquired about parking at the Village Hall. She had advised that this was not possible as the limited parking available was already insufficient for hirers of the Hall and school parking. The proposal was a commercial enterprise but, in any event, there were no spare spaces which could be rented. There was concern that, if approval was given, it would be difficult in practice to prevent parking.

**Councillor
Actions**

1 Apologies and Declarations of Interest

Apologies were received from Dr C Rowe, Mr B Rufford and Mr D Wilson. Mrs Wilson declared a non-pecuniary interest in planning application C13/0393 as an owner of an adjacent property.

2 Planning

C13/0393: Stables opposite Brimar, The Street: Change of Use to Riding Establishment

There had been one letter of objection from a neighbour, stating that they had not been informed of the application by SCDC, although their garden and pasture land bordered the application site. They objected on the grounds that change of use from DIY livery could lead to a larger development of the site, and the noise and disturbance would distress horses on their land. They also did not wish to be disturbed in the quiet enjoyment of their garden by instructors and pupils shouting. They pointed out that the site was unsuitable as it lacked toilet facilities, parking, ménage and stabling, as well as being the site of the proposed East Anglian One Windfarm cabling.

A second letter of objection cited the lack of parking spaces shown on the plans and the danger of parking in the road at this location. The road was within a 30mph area, but was busy with traffic travelling between Gt and Lt Bealings, often at speed, and was used for access to and from Bealings School, the Village Hall, Martlesham and Ipswich. There was no indication in the application of the possible number of visitors to the site. There were no bridleways for the horses to use.

A letter had also been received from the owners of the land, in which they confirmed their full support for the application. They believed it would be an excellent facility for the community, while small enough not to cause disruption or inconvenience. They considered it good use of the land and only benefited by a covering of their costs and the care of the land.

Councillors who were unable to attend the meeting had drawn attention to the lack of parking spaces, the narrowness of the road and the current limited access to the site. The lack of bridleways in the parish was also of concern if it led to horses using an adjacent footpath.

It was noted that the applicant was a tenant, who lived outside the village and the enterprise did not therefore provide rural employment. It was also noted that the site was referred to as 'part of Lark Valley Farm' although no farm was known of at this location. There was also no information on lighting, contradictory information on teaching hours and no information on the likely numbers of pupils, horses, teachers and other visitors. The lack of parking was of great concern, as was the 'rat run' nature of the narrow road and its high banks.

It was **RESOLVED**:

- That there was an objection to the application on the grounds that:
 - there was no provision for parking at the site
 - the local road network was unable to safely accommodate the amount and type of traffic which the development may generate
 - the development would not provide employment for anyone in the village
 - there was a lack of information in respect of lighting, visitor and horse numbers and accommodation and hours of use, which made it impossible to do other than object to these aspects.

There being no further business to discuss the meeting closed at 8.05 pm.