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AYLESBURY VALE DISTRICT COUNCIL

Democratic Services

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7 January 2020

DEVELOPMENT MANAGEMENT COMMITTEE

A meeting of the **Development Management Committee** will be held at **1.00 pm** on **Thursday 9 January 2020** in **The Oculus, Aylesbury Vale District Council, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF**, when your attendance is requested.

Contact Officer for meeting arrangements: devcon@aylesburyvaledc.gov.uk;

Membership: Councillors: T Mills (Chairman), A Bond (Vice-Chairman), J Brandis, M Collins, P Cooper, N Glover, R Khan, S Morgan, M Rand, Sir Beville Stanier Bt, D Town and P Strachan (ex-Officio)

AGENDA

- a) **19/01900/APP - 16A Crafton Lodge Road, Crafton** (Pages 3 - 4)
Report following the site visit on 6.1.20



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COMMITTEE SITE VISIT App No. 19/01900/APP

Proposal: Retention of the existing barn (to include alterations and re-positioning from that approved under 13/00373/APP) along with the use of the barn for dog day care and ancillary accommodation, use of part of the dwelling (Little Chapel Stables) for dog boarding and the mixed use of land for agricultural, equestrian, grazing and the exercising of dogs

Address: 16A Crafton Lodge Road
Crafton
Mentmore
Buckinghamshire
LU7 0QL

At the previous Committee Meeting: **19th December 2019**

Officers Recommendation: **Approval**

Late Items:

A corrigendum was attached to the report, and is attached to the agenda item which updates the proposed conditions to reflect the dog license numbers.

Public Speakers:

The application was previously heard at committee in September 2019, however it became apparent the further clarification was needed to truly inform members and interested parties of the scope of the proposed development.

The application returned to committee in December 2019, however before members of the public could speak, the item was deferred for a member site visit.

Members of the public will be able to speak on 9th January 2020 when the application is heard before members.

Site Visit: 6th January 2020 At: 10:00am

Those Attending: Members: Cllrs Mills, Cooper, Rand, Glover

Local Member: Cllr Cooper

Apologies: None.

Officers: Daniel Ray, Claire Bayley and Adam Thomas

Features inspected:

Members congregated in the parking area to the front of the site. Members walked in to the site through the main gate, observed the Public Right of Way before entering the

area highlighted blue on the block plan. Members then viewed the area and entered the barn building, observing the interior both downstairs and upstairs.

Members walked further in to the site, passed the existing stable and observed the area highlighted in green on the proposed block plan where the dogs run and exercise. Members noted when looking back towards Crafton Road the neighbouring dwellings beyond the residential garden associated with the main dwelling. This area formed part of the land highlighted in yellow on the block plan.

Members then returned back towards the entrance with the garden on the left, they entered the residential garden and stood within in front of the eastern gable of the dwelling. They observed the garden, the dwelling and the paved area. Members noted the position of the neighbouring dwellings in relation to the garden and the dwelling.

At each location members were introduced to the various aspects of the business and how the conditions relate to each shaded area on the proposed block plan.

Discussion:

Members noted the site inspection and felt it was very useful to gain a better understanding of the site before discussing various aspects of the proposal.

There was general agreement that the proposed conditions needed to be read very closely to understand the terms of the officer recommendation as well as ensuring that they are enforceable.

One member noted the health of other animals grazing land where dogs run.

Another member noted that countryside location of the business, sought clarification on the use class of the business proposed and why an application has come about at this point of time rather than prior to consent being needed. Comments were raised regarding the fine line between the keeping of animals for agricultural, personal or business purposes.

The location of the barn building was considered as was the difference between the approved barn that was not built and that what is to be considered within this application. Discussion took place without prejudice as to whether if the barn was to be considered on plan form as built, would consent be granted.

Noise impacts on neighbours were discussed, as was the recent letters of support from neighbours. It was noted the lack of formal complaints as a result of the business which, some elements, had been in existence for a number of years.

Overall there was general agreement that retrospective applications are not ideal however the proposal needs to be considered on its own merits.