

**PLANNING AND LICENSING COMMITTEE**

**14<sup>th</sup> March 2018**

**ADDITIONAL PAGES**

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**ADDITIONAL PAGES - CIRCULATED TO MEMBERS BY POST**

**AVAILABLE FOR PUBLIC INSPECTION UNDER THE PROVISIONS OF THE  
LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

Additional Representations on Schedule Items

Pages 1 - 6

PLANNING AND LICENSING COMMITTEE

14<sup>th</sup> March 2018

ADDITIONAL PAGES ON SCHEDULE ITEMS

Item	Ref. No	Content
05	17/03563/FUL CT.6991/1/B	<p data-bbox="537 551 1334 613"><b>1 Further Email of Objection from Member of the Public -</b> (Enclosed in full presented as Appendix 1).</p> <p data-bbox="537 651 1334 786"><b>A number of photos and additional comments relating to the use of the site submitted from a previous objector to the proposal these have been collated and are presented as (Appendix 2)</b></p> <p data-bbox="537 824 1334 887"><b>Further comments submitted from County Highways set out below -</b></p> <p data-bbox="537 925 1334 1189">The comments provided do not relate to what may actually be occurring on this specific site and the level of trips that may already occur, it simply relates to what is being applied for, a private stable block. It reiterates the Highway Assessment for a private stable block which will result in no difference in trips to what would have been generated in an open field while tending to their welfare. The stable block simply puts a 'roof over' the horses.</p> <p data-bbox="537 1227 1334 1630">I believe the Horses can be kept on land owned by the applicant for grazing under agricultural use/permitted development and their general welfare will result in a small number of trips. I believe planning permission is required for a structure (stable building)? If so, Planning permission is required for said structure, but the means of trips too and from for their welfare will remain the same as the open field. To ensure that the level of trips remains the same for their general welfare, the stable block can be conditioned to remain as private and receive no commercial benefit, the Highway Authority have therefore recommended a suitably worded condition.</p> <p data-bbox="537 1668 1334 2002">However, we would raise issue if the stable block was to be used as a commercial use (riding school) /commercial livery as different individuals are required to look after their own horses in regards to feeding, mucking out, vet visits, farriers, feed and other deliveries, as well as a number of trips generated to drop off/pick up riding school pupils. This would be in breach of the condition limiting it to private use and subject to enforcement and further planning permissions to allow a commercial use. The commercial use then has the potential to increase vehicle numbers to and from the site in</p>

		excess of what may have occurred if the use was purely a private stable and/or open field and would therefore require further assessment to ensure its suitability and acceptance on Highway grounds.
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Appendix 1

**Lesley-Jane Weaver**

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**Subject:** FW: Fwd: Planning application ref 17/03563/FUL Appendix 2

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**From:** Richard Jones  
**Sent:** 06 March 2018 09:24  
**To:** Christopher Fleming  
**Cc:** Nicholas Parsons (external)  
**Subject:** Re: Fwd: Planning application ref 17/03563/FUL

Thanks for your prompt reply Christopher, re private use that was my understanding. I totally understand the dilemma you must find yourself in.

As you say the Application hinges on the Private Use condition and for my part I would observe that the facility (whether field or loose boxes) is very clearly not currently being used solely for Mrs Pitt's private use. There are a number of other people's cars there (gold yeti and others) daily. So other people are clearly using the site already which may be in contravention of the condition you seem to be considering applying to the development.

With regard to the Highways comments unless I'm mistaken they are saying if its for Private Use then the movements are OK so they are happy. But its clearly not for Private Use and they have said they wont be happy with Commercial Use, so the Highways Comment should be adverse, not supportive as you imply. It should also be noted that the movements were not already taking place to this location. They previously went to the stables at Ullenwood Ct and parked and liveried their animals there, not in the lane.

I completely understand that you have to consider what's being put in front of you in terms of acceptance or rejection but the indicators aren't good that the applicants will be complying. They never applied for change of use in the first place and are now only doing so retrospectively and they have been evicted from Ullenwood Ct where the provision of Stabling is a Planning Condition for the proposed Development. It wouldnt seem they have much respect for the Planning process.

It is obvious to all of us whats going on here, its Planning Creep. There has never been any development on that location or indeed on that side of the lane. First step, get the stables off Ullenwood Ct, second step create a development on the new stables site, third step next application on Ullenwood Ct get stables turned in to more lucrative houses, fourth step, who knows, say they need to be on site for the horses to foal so can we have Planning for a house.

If you pass this now and let the cat out of the bag we/the council are going to spend the coming years failing to make sure the application complies with its terms, surely the hard pressed council has better things to do with its scarce resources.

Your job clearly involves difficult decisions but in this case making an easy one now will lead to much more difficult ones in the future.

Thanks for your reply

Richard Jones

1 3

Item 05.  
17/03563/FUL  
CT.699/11/B

**Appendix 2**

Collated emails of photographs sent in from member of the public on 6<sup>th</sup> and 7<sup>th</sup> March 2018 showing activity on site and horses in surrounding fields:



2 horses in field next to stables



5 missing horses in field alongside greenway lane

4

Hem 05.  
17/03/2018  
CT.699111B





4 more horses ! That makes a total of 3 plus 5 plus 4 plus 6 we saw in field behind my house total 18 horses!!!

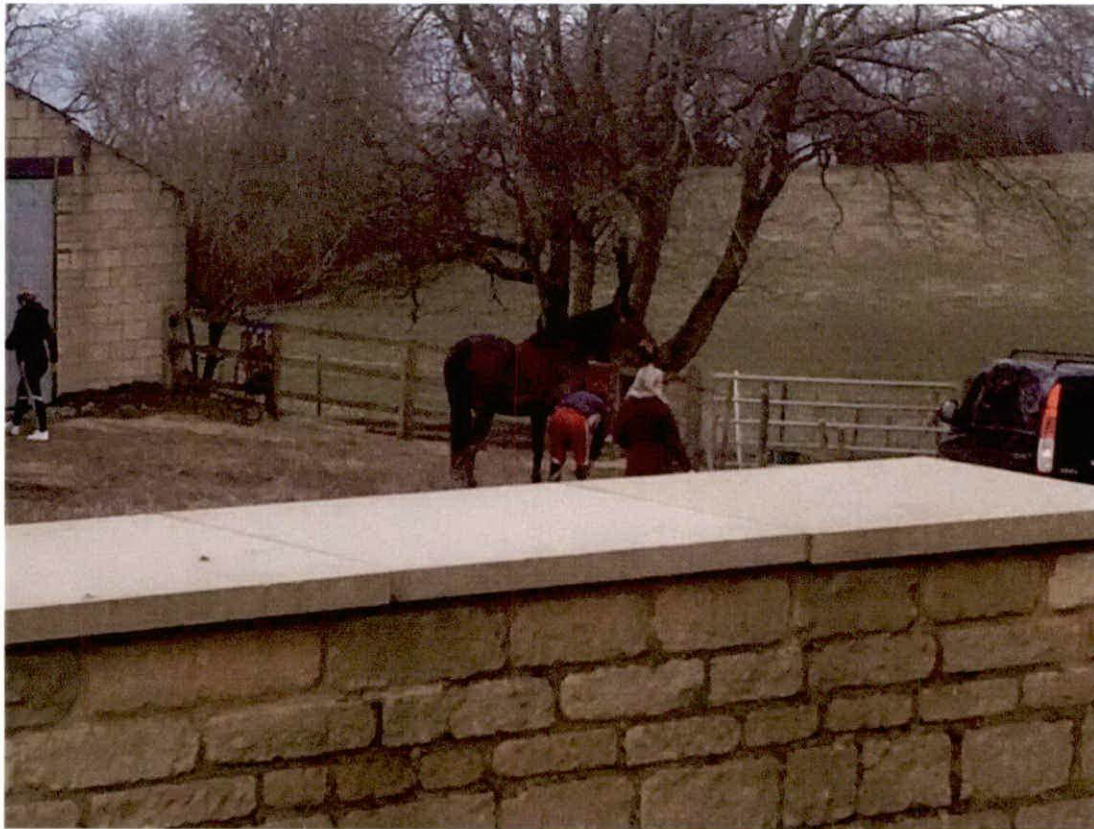


Just after you left 4 vehicles 8 people on Tuesday 6<sup>th</sup> March 2018

5

Hem 05.  
17/03563/FUL  
CT.699111B.





Farrier on regular visit

b

Hem 05  
17/03563/FUL  
CT.699111/B.