

**SOUTHERN PLANNING COMMITTEE UPDATE**  
**22 SEPTEMBER 2010**

**APPLICATION NO:** 10/2457N

**PROPOSAL:** Change Of Use From Horticultural To Equestrian. Provision Of Open Air Menage, Stable Block, Horse Walker, Muck Midden And Hay Store. Variation On Occupancy Of Tied Dwelling To Include Occupation For Equestrian Management.

**ADDRESS:** Little Island Nurseries, Haymoor Green Road, Wybunbury, CW5 7HG

**APPLICANT:** Mr G Heath

**Additional Consultee/Representations**

Letters of support for the application have been received from the occupants of Laburnum House, Box Tree Cottage, Haymoor Green Road, Caravan Park Stables, Wybunbury Lane and 2 unknown addresses

**Wybunbury Parish Council:** Wybunbury Parish Council would like to oppose this application for the following reasons:

- Major change from its previous existing use.
- Overdevelopment of existing site.
- Site unable to sustain number of horses proposed to be located on the site.
- Materials eg. hay and feed would need to be brought in regularly by HGV's, so increasing vehicular movements throughout village.
- No parking area on site for vehicles
- Breaches in weight restrictions throughout village by vehicles to and from the site.

**Additional Parish Council Comments:**

The original planning application for the nursery was for whole sale use only not retail, so the number of vehicles would be the owners and any deliveries (a small number of vehicle movements per day). The new application would have users from early morning to late evening 24/7 visiting their horses to feed, clean and exercise them so the noise pollution would be greater than the existing use. With this amount of traffic generated, the present loading on the existing road network could at some times double its present loading.

The traffic and noise could also be greater at weekends when owners take their horses out for a ride on the surrounding narrow road network, take their horses to events early morning and return late evening.

The mechanical exerciser would generate noise as well as the noise of the horses. The supply of animal feeds would be by large vehicles over 7.5 tonne.

If the users acquired their own supplies by extra smaller vehicles extra to predicted levels. Any burning or the storage for long periods of animal waste will produce a smell over and above what is at present.

The effect on the residents will be a total change of their environment and open country side that they have enjoyed.

### **Officer comments**

These letters of support do not change the recommendation contained within the original planning report.

The majority of the points raised by the Parish Council have been discussed in the original report. In terms of smells produced by animal waste it is considered that the muck midden would be located away from residential properties and the management of this could be controlled by condition if the application was to be recommended for approval.

The horse walker is set away from residential properties and it is not considered that this would raise any noise issues. It should also be noted that the Environmental Health Officer has raised no objection in relation to noise.