

Northern Planning Committee – 7th October 2015

UPDATE TO AGENDA

APPLICATION No.

15/1612C – Provision of equestrian facilities, including 24 stables, indoor and outdoor riding arenas, horse walker and 5no. paddocks

LOCATION

Fir Tree Farm, SWETTENHAM HEATH LANE, SWETTENHAM, CW12 2LW

UPDATE PREPARED

5th October 2015

OFFICER REPORT

Following further discussions with the applicant, it has been confirmed that the proposed development would not be a livery and would not be open to the public. The proposed stables would be used solely for the training and sale of the applicant's own horses as part of their rural enterprise. The applicant has also confirmed that the site would not be used to hold any equestrian events, competitions or shows. On this basis, the applicant has confirmed that they would be willing for this to be conditioned as part of any approval.

In order to ensure that the proposed development operates in accordance with the submitted detail, it is suggested that an additional condition precluding the use of the site as a livery or for holding any equestrian events, competitions or shows be added to the recommendation.

RECOMMENDATION

Subject to the addition of 1 further condition, no further changes are proposed to the recommendation.

APPROVE subject to the following conditions;

1. Access and parking to be provided prior to first use
2. Standard 3 year time limit
3. Development in accordance with submitted plans
4. Development to be carried out in accordance with submitted landscaping scheme except non-native planting to be replaced with native planting
5. Implementation of landscaping
6. Survey for breeding birds and protection during breeding season
7. Details of piling to be submitted and approved
8. Details of floor floating to be submitted and approved
9. Materials to be submitted and approved
10. Boundary treatment details to be submitted and approved

- 11.Details of external lighting strategy to be submitted and agreed
- 12.Development to be carried out in accordance with submitted Phase One Habitat Survey
- 13.Electromagnetic screening measures to be incorporated into materials of building
14. Site not to be used as a livery or for any equestrian events, competitions, shows.