

SCHEDULE OF COMMITTEE UPDATES

202258 - RETROSPECTIVE ERECTION OF NEW STABLES AND TURN OUT PADDOCKS, WITH ASSOCIATED WORKS AT SAPNESS FARM, WOOLHOPE, HEREFORD, HR1 4RJ

For: Mr Lacey per Mr Ian Pople, 30 The Causeway, Chippenham, SN15 3DB

ADDITIONAL REPRESENTATIONS

The committee report covers the HCPRE representation at 5.2 of the report, however, it is also noted that in closing HCPRE provided the following statement;

We, HCPRE, strive to protect the open countryside and sensitive rural areas from inappropriate developments. We trust that you will consider the points raised in this objection when a decision is made on this retrospective application.

The Committee report notes that the Ramblers Association submitted representation of no objection; however, a further representation of **objection** was received.

Objection is in respect of detrimental impact/views from public footpath when walking north easterly along footpath towards Glowson Wood.

The Committee report notes that 15 letters of objections were received, on further scrutiny it is noted that 16 letters of objection were received.

A further representation from a local resident has been received stating that the site plan is not a true representation of the proposal in respect of the turnout pens. The location of the turnout pens has been assessed via further site visits and it is the considered opinion that the location of the L shaped turnout pens are as identified on the submitted site plan.

Finally the applicant's agent has submitted the following further information

1. This is a retrospective application for additional stables and turn out areas in connection with the existing racing stables, which were approved here in 2014. Cottage Farm Stables is a significant local employer with 14 staff, all living locally. The enterprise is an important part of the local economy.
2. The additional stables and turn-out area have been in existence for about four years, which has allowed plenty of time to assess their impact. It is clear that there is no significant impact on traffic generation or impact of neighbouring properties sufficient to warrant refusal of this application.
3. On the matter of foul drainage, this is unrelated to the existing application. The additional stables and turn-out area will not result in any change to the foul drainage arrangements, which have worked well for some years without incident. The work to discharge the outstanding planning condition is in hand.
4. Manure from the stables is spread on the applicants land and also spread on land belonging to farmers in the locality, to improve the quality of their land.
5. In terms of highways and access, the applicant has prepared a Traffic Management Plan which has been found by the County Highways Officer to be satisfactory. There are no reasonable grounds to refuse this application in terms of the impact on the local road network.
6. In terms of water consumption, the applicant has a borehole licenced by the Environment Agency. We do not anticipate any significant increase in water consumption as a result of this development.

However, this is a matter for the Environment Agency, not the local planning authority and would not be reasonable to refuse this planning application on the basis of its water consumption.

OFFICER COMMENTS

All of the above have been reviewed and are not considered to raise any new planning considerations, which are not otherwise considered in the report.

CHANGE TO RECOMMENDATION

No change to recommendation.