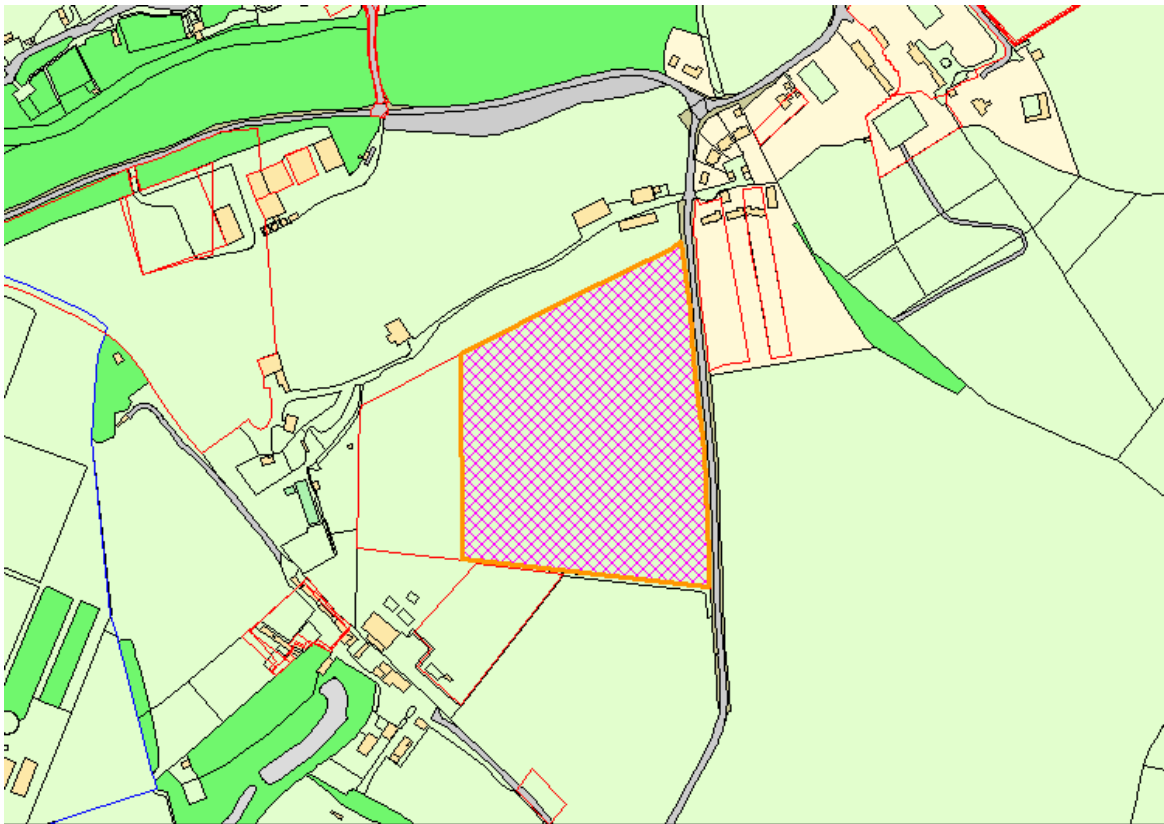


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: SDNP/19/02508/FUL
Proposal Description: Erection of an equestrian barn and construction of arena
Address: Hurst Farm, Hurst Lane, Owslebury, SO21 1JQ
Parish, or Ward if within Winchester City: Owslebury and Morestead
Applicants Name: Mr & Mrs Hout
Case Officer: Lisa Booth
Date Valid: 24 May 2019
Recommendation: Approve



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General Comments

Councillor Ruffell request for application to be determined by Planning Committee, see Appendix 1

Site Description

The application area was part of a larger equestrian site which was granted planning permission under SDNP/16/03622/FUL. The site is situated not far from Marwell Hall and the village of Owslebury. The site slopes up gently to the north, toward Hurst Farm and Thompsons Lane, and sits beside and to the west of Hurst Lane.

Planning permission SDNP/16/03622/FUL gave permission for a change of use from agricultural land to equestrian. This was for the private recreational use of the owner of the land only. Works permitted under this application included stables for five horses, a hay barn, and an outdoor arena. This permission has been implemented and the facilities granted are positioned in the south west corner of the original site. They are reached via a track from an access off Hurst Lane to the south east corner of the land.

Since the time of planning approval SDNP/16/03622/FUL, the original site has been sold off in lots. This has created a separate site of approximately 4 hectares of land, close to Hurst Lane. It is this area that is owned by the applicant and is the subject of this application. The stables, hay barn and outdoor arena approved under SDNP/16/03622/FUL are not on land owned by the applicant. These are to the far west of the application area. Two mobile field shelters are on the current site area. The applicant currently accommodates his horses on this site and another site.

Hurst Lane is a historic rural road as defined by policy SD21 of the South Downs Local Plan (roads outside of towns shown on OS plans 1891-1914, that have not undergone significant widening or straightening in the intervening period); characterised by a strong landscape boundary of trees and hedgerow, contributing to the rural character of the area within the National Park.

Hurst Lane is an unlit rural classified road subject to the national speed limit, with no pedestrian pathway. The site facilities approved under SDNP/16/03622/FUL use an access point to the south of the site. However, there is another former agricultural field access further north on Hurst Lane, approximately half way along the site frontage with Hurst Lane. The applicant intends to use this access point for the proposed development.

To the north of the application site is an area of tree planting and several large barns. To the north east, on the opposite side of Hurst Lane, are the closest residential dwellings. The closest of these is Oak Tree Cottage, at approximately 22m distance from the site boundary.

Proposal

The proposal consists of the erection of an equestrian barn, outdoor ménage and parking area to be positioned toward the north east corner of the site. These would be accessed via a 75m track running along the rear of the boundary of hedges and trees from the north field access from Hurst Lane.

In detail the proposals consist of:

- A pitched roof equestrian barn measuring approximately 10m x 18m, and 3.6m in height comprising eight stables, an inside wash bay and a tack room. The proposed materials would be timber shiplap, with a green profiled roof.
- An outdoor manege measuring 60m x 20m, with a silica sand and Flexiride surfacing.
- A parking area to the east of the proposed equestrian barn measuring approximately 20m x 25m. The applicant intends to keep a quad bike, horse box and manure trailer on site, along with an allowance for three car parking spaces.

The applicant proposes to keep eight horses at the site for private recreational use.

Relevant Planning History

SDNP/19/00291/PRE - Erection of an equestrian barn 10m x 18m, an exercise arena 20m x 60m, parking for a horse box and muck bin container accessed from the gate in lot 2 down a single vehicle hard-core track (ADVICE PROVIDED)

SDNP/16/03622/FUL - Change of use from agricultural/grazing to equestrian. Development of stable building consisting of 5 stables, hay barn, tack room and wash bay. Development of 20m x 40m sand ménage (REVISED SITING 24/08/16) (PERMITTED)

Consultations

Engineers: Drainage:

No objection subject to condition to provide details for the disposal of surface water.

The site is within Flood Zone 1 and there is an area at low risk of surface water flooding. The geology is chalk overlain by clay with flints.

Surface water drainage should be to soakaways, ideally designed for the 1 in 100 year storm event plus an allowance for climate change. Infiltration testing is required.

Further soakaway details and surface water calculations were submitted and deemed acceptable. Plans and details conditioned (8)

Engineers: Highways:

Objected to the application due to an inadequate means of access.

The northernmost access from the application site onto Hurst Lane (C139) is substandard in terms of visibility and the alignment of the proposed access track and position of the gates will result in awkward manoeuvring and/or vehicles (and/or trailers) overhanging the carriageway. The proposed development will result in an increase in vehicle movements using the access causing additional danger and inconvenience to other highway users.

Comments:

-The application site is an equestrian field which has two points of access onto Hurst Lane. Hurst Lane is a rural classified road (C139) subject to the national speed limit.
-The application site forms part of a larger site which planning application reference SDNP/16/03622/FUL gave consent to change the use from an agricultural field to equestrian use and included the erection of stables and the construction of a ménage in the south-western corner of the site. The development has been implemented with the access track to the equestrian facilities being constructed from the southernmost access onto Hurst Lane. Planning conditions imposed on the permission restrict the use of the land and facilities for private recreational use by the owner of the land and restrict the number of vehicles that can be kept on the land.

-The proposed stables/barn and ménage are to be accessed via the application site's northernmost access, which has severely restricted visibility in both directions.

-To conform to the Design Manual for Roads and Bridges standard for a 60mph speed limit, visibility splays of 2.4m by 215m are required. A Technical Note has been produced by Nick Culhane which puts forward a case to contend that the development will not generate any additional traffic over and above that already assessed when consent was granted for the larger application site. Notwithstanding this, the Highway Authority considers that the location of the stable block/barn and ménage in the north-eastern corner of the site and the laying out of the access track, will result in an intensification in the use of this access. The gates in the current position (as indicated on the Block Plan) will result in vehicles (especially those towing trailers) overhanging the carriageway. Furthermore, the alignment of the access track will result in a tight turning radius which vehicles towing a trailer/horse box may find very difficult to undertake.

Comments on Amended Plans: The realignment of the access track and repositioning of the gates will make it easier and safer for horse boxes to enter and exit the site. It is still however my view that the application proposal will intensify the use of this access which has severely restricted visibility.

Head of Environmental Protection:

No adverse comments to make regarding the application. However, I do have concerns regarding the proximity of the proposed arena to nearby domestic dwellings.

Recommends conditions that the use is:

- For personal use only with no commercial activity to take place on site - To protect the amenities of the occupiers of nearby properties.
- That manure/waste bedding to be stored on a trailer and removed from the site at regular intervals. The large scale storage or burning of any waste will not be acceptable. The facilities to be provided and thereafter maintained in accordance with the approved details - In the interests of the amenities of the locality.
- No external lighting, whether free standing or affixed to a structure, shall be provided to the ménage/arena area - To protect the appearance of the area, the environment and local residents from light pollution.
- No music, amplification equipment, tannoy systems to be used on the site at any time - To protect the amenities of the occupiers of nearby properties.

Head of Landscape (Trees):

No comments received.

Head of Landscape (Landscape Architect):

No objection.

Comments – The principle of equestrian usage has been established by the permitted planning application SDNP/16/03622/FUL. WCC Landscape advice at that time was that in order to avoid isolated and visually prominent development in the middle of the open fields, any new stable development should use the hedgerow alongside Hurst Lane for screening and should be moved toward the NE corner of the field. This position, whilst closer to private houses, would ensure new development was coalesced with existing development and perceived as being a part of the context of the small hamlet and the existing farm buildings at Hurst Farm rather than isolated in the open countryside.

Head of Landscape (Ecologist & Biodiversity Officer):

Further response following the applicant's submission of an Ecological assessment:

No objection subject to conditions:

Recommends conditions are attached that

- i. The recommendations of the Ecological Assessment in respect of the construction period and enhancement provision are adhered to;
- ii. Details of any external lighting should be approved by the LPA and accord with the recommendations of the Bat Conservation Trust and Institute of Lighting Professionals.

Comments:

-An Extended Phase 1 Ecological Assessment (Philips Ecology, July 2019) was submitted in support of this application.

-The site is considered suitable for reptiles, hedgehog and breeding birds. Given that the majority of the grassland on site is managed to a short sward height, reptile surveys are not considered necessary; however the recommended precautionary construction avoidance measures should be followed.

-The species rich hedgerow situated immediately east of the application footprint is considered to be suitable for foraging and commuting bats and hazel dormouse. This hedgerow will be retained and protected within this proposal; however external lighting could still impact these species. Therefore any external lighting should be designed to avoid illuminating this habitat and should be designed in line with the BCT & ILP Guidance Note 08/18.

Representations:

Owslebury and Meonstoke Parish Council

- Comments:
- -Request for the barn and arena is sited near to the existing buildings away from the road and the houses on Hurst Lane.
- -The Council would like to see restrictions placed on the barn that it would not be for commercial or residential use.
- -The Council would like to see restrictions on lighting.
- -Should the planning application be approved a condition should be put in place for the construction traffic to be considerate to the neighbours.

4 letters received objecting to the application for the following reasons:

Four representations objecting to the proposal were received.

Three representations of objection were received from local residents. These were from the occupiers of Oak Tree Cottage, Stonycroft, and Flintstone, Hurst Lane. In addition a further letter of objection was received from the Friends of the South Downs South Downs Society.

The grounds of objection are summarised as follows:

- The position of facilities in proximity to residential properties where it would cause the most disturbance.
- Noise impacts from the use of the ménage (training, horse management and shouting of instruction).
- Light pollution
- Visual and landscape impact of the stable building due to its size and position on highest point of this site.
- Impact on the tranquillity of the area
- The size of the facilities is not compatible with private use - concerns about future commercial use/traffic impacts.
- Site security is not addressed in the application
- The need for mains water and electricity is not addressed in the application
- The scale of the barn may lead to residential property being applied for in the future as horses need 24/7 attention

Requests have been made by the occupier of Oak Tree Cottage and the occupier of Flintstones should the planning authority be minded to approve the application that restrictions are applied that:

- The barn and arena are relocated to the south west corner of the field away from residential properties, and near to existing buildings owned by Marwell Activity Centre.
- That the use of the ménage is restricted to 9-5 on Monday to Friday.
- Restriction to private use only, and only horses belonging to the applicant on site.
- No commercial use of the site.
- Restrictions on overnight and no residential use, no caravans or mobile homes.
- No floodlighting or public address equipment.

7 letters of support received.

One representation was from a local address - Marwell Yard, Thompsons Lane. Six were from non local addresses. A representation of support was also made by the applicant; - this has been discounted as it does not constitute a third party representation.

- The grounds of support are summarised below:
- The facilities are proportionate to the site and area
- The barn and ménage are needed and appropriate for high quality care/the well being of horses and competition training
- A good use of the site
- The design, location of the barn and proposed access is acceptable.
- The arena will lead to less need to move horses on and off site and less traffic build up.

Relevant Planning Policy:

South Downs Local Plan :

- Core Policy SD2 - Ecosystems Services

- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design
- Strategic Policy SD6 - Safeguarding Views
- Strategic Policy SD7 - Relative Tranquillity
- Strategic Policy SD8 - Dark Night Skies
- Strategic Policy SD9 - Biodiversity and Geodiversity
- Development Management Policy SD11 - Trees, Woodland and Hedgerows
- Development Management Policy SD21 - Public Realm, Highway Design and Public Art
- Development Management Policy SD22 - Parking Provision
- Development Management Policy SD24 - Equestrian Uses

Partnership Management Plan

- General Policy 1

National Planning Policy Guidance/Statements: National Planning Policy Framework – NPPF15

Planning Considerations

Principle of development

The National Planning Policy Framework paragraph 115 states that "Great weight should be given to conserving landscape and scenic beauty in National Parks... which have the highest status of protection in relation to landscape and scenic beauty."

Policy SD24 allows for equestrian development in the countryside where amongst other requirements proposals are of a scale and/or intensity of use compatible with the special qualities, demonstrate good design responding to local distinctiveness and character. The principle of equestrian use of the land has been established under SDNP/16/03622/FUL. However, due to the subsequent selling off and subdivision of the land, a separate area with separate facilities and a separate access is now for consideration under this application.

As the granting of planning permission would formalise a separate planning unit for the future, the acceptability of this site proposal in terms of landscape impacts, vehicular access, and neighbour impacts must all be considered in principle under this application. Cumulative impacts from the existing and proposed development should also be considered.

Under policy SD4 development proposals should demonstrate that they conserve and enhance landscape character by, amongst other requirements, proposals being informed by landscape character, the design layout and scale of development conserving and enhancing landscape character features.

Policy SD5 requires proposals to adopt a landscape led approach and to respect local character, and have regard to avoiding harmful impact upon any surrounding uses and amenities.

Under policy SD11 development proposals are expected to conserve and enhance trees, hedgerows and woodlands.

Policy SD21 requires developments to protect and enhance highway safety. Development will not be permitted where it would reduce the biodiversity, landscape and amenity value and character of historic rural roads, with particular attention being made to new access points and other physical alterations to roads and to the impacts of additional traffic.

Design/layout

The barn building is fairly typical for this type of equestrian building and the arena will be constructed of silica sand and Flexiride with post and rail fencing around the perimeter. Material samples were submitted and considered to be acceptable and have been secured by condition.

The arena will be approximately 3m from the boundary at its southern tip, rising to 10m at its northern tip and will follow the rear boundary line to the north. The barn will be approximately 30m to the boundary with Hurst Lane, with a parking area to the east of the building.

Impact on character of area and neighbouring property

The application proposes a new building, outdoor exercise arena and parking area. The applicant does not have any existing buildings that could be reused, which is preferred in policy, nor can the development be placed near to the approved buildings under SDNP/16/03622/FUL as the applicant does not own this area.

For new development on the applicant's land, the north east corner is the preferred position according to WCC Landscape Officer. This is because it would take best advantage of the screening of the boundary hedgerow and trees to Hurst Lane, and would ensure that new development is coalesced with existing development to the north and north east, thereby being perceived in this context.

The barn building is fairly typical for this type of equestrian building, although the finished colours and materials should be controlled. Material samples were submitted and considered to be acceptable and have been secured by condition. The use of shutters and the absence of roof windows mean that the building should not result in unacceptable light spill from internal sources. Any external lighting could be conditioned to be kept to a minimum (for example a security light) and designed to be in accordance with SDNP dark night skies guidance. No lighting is proposed, nor would be allowed to the outdoor arena, in this rural location due to landscape and neighbour amenity reasons.

Some limited or filtered views of the development may occur in places along the boundary - particularly in winter when there is less leaf cover. However, the extent of public visibility is deemed as acceptable by the WCC Landscape Officer. If there were any gaps or thinner parts of the boundary, the applicant has indicated that they would be willing to add screening through further planting. In addition, due to its location, it is not considered that the development would be unduly prominent in public views from the access points on Hurst Lane. Where the development is seen, it would be in the context of the barns to the north.

The material for the access track and parking area is not clear in the submission, but would need to be sensitive to the landscape character and be permeable. Both this and the number of vehicles to be stored on the site could be secured by condition. A tree survey could also be requested where development is in proximity to the front boundary,

and measures to ensure protection secured.

WCC Landscape Officer has raised no concern in respect of the cumulative impacts from both existing and proposed facilities being on the original site area of SDNP/16/03622/FUL.

The development proposes no changes to the boundary trees and hedges to the access point. This allows the development to meet the requirements of SD21 that development should not adversely impact on the biodiversity, landscape character and amenity value of historic rural roads. This also meets the requirements of policies SD4, SD5 and SD11 which seek to retain important landscape features. The retention of boundary features close to the proposed access point is important in landscape terms, as it provides the screening to views of the existing and proposed equestrian development on the land. Due to the proposal making no changes to either the existing gate or the position of the track, only a very limited view of the access track occurs from the public realm. However, in this instance the retention of boundary features creates conflict with highway safety requirements as discussed below.

Neighbour amenity

The location of the proposals towards the north east corner was considered to be the most acceptable position on landscape grounds, partly due to the proximity in this location to other existing development. However, it is acknowledged that this is not the optimal location from a neighbour amenity point of view. Oak Tree Cottage is approximately 22m distance from the site boundary and approximately 30m distance from the proposed manege, albeit on the opposite side of Hurst Lane. The garden of Oak Tree Cottage would be closer.

Whilst there may be some visibility of the development, given the relationship of the nearby dwellings and the amount of boundary screening to both sides of Hurst Lane, it is not considered that the proposal would result in an unacceptable visual impact from the closest dwellings.

WCC Environmental Health Officer raised some concern about the proximity of the manege to domestic dwellings, but did not raise an objection provided that the site is for personal use only and with no commercial use allowed. In addition, WCC Environmental Health Officer recommends that no lighting to the manege area or music, amplification equipment or tannoy systems should be allowed on the site. It was also recommended that manure is stored on a trailer and removed at regular intervals and no burning of any waste allowed.

The LPA must assess the scheme it is presented with for its acceptability. Whilst the proposal would result in a change from the existing situation; subject to the securing of the above requirements by condition, it is not considered that the proposal would result in unacceptable impacts on the amenities of neighbours that would warrant the refusal of the application. In addition, with the restrictions suggested, it is not considered that the development would have an unacceptable impact on the tranquillity of the area.

Landscape/Trees

There are no proposed works to existing trees and hedgerows.

Highways/Parking

The development proposes the use of the northern access point off Hurst Lane, which is the closest access point to the proposed facilities. However, advice from HCC Highways is that this access has restricted visibility in both directions. Hurst Lane is a rural classified road which is subject to the national speed limit. As such, visibility splays of 2.4m by 215m are required to accord with highway safety standards. The implementation of this requirement would necessitate a significant removal of mature boundary features and the loss of the historic boundary line of the rural lane. This would be contrary to policies SD21, SD4, SD5 and SD11 and is therefore unacceptable in landscape terms in the National Park context.

The applicant contends that the development does not result in additional traffic over and above that already assessed under SDNP/16/03622/FUL. It is their view that in the absence of a restriction on the number of horses that could be kept on the original larger site under SDNP/16/03622/FUL, intensification will not occur as the site will continue to be for private equestrian use only. The applicant also contends that as both access points existed at the time of the approval and no restriction was placed on the use of either access, the owner of the land could already have been using either.

However, as the Highway Authority have pointed out in their consultation response, the location of the equestrian barn, arena and parking area in the north east corner of the site, along with the laying out of the access track as proposed, would result in the intensification of the proposed access point above that approved under SDNP/16/03622/FUL.

It is evident from the planning assessment under SDNP/16/03622/FUL that it was the southern access that was being assessed for its suitability to access the equestrian development, due to the proposed position of the track and facilities. There was no assessment of the suitability of the northern access, as it was clearly not physically related to the equestrian facilities on the site. If the application were approved, the north access would become a main access point for a new planning unit and its facilities.

As well as objections on grounds of visibility the Highway Authority also object to the retention of the gates in their current position as it would result in vehicles (especially those towing trailers) overhanging the carriageway when arriving or leaving the site. In addition, the alignment of the access track would result in a tight turning circle radius which vehicles towing a trailer/horse box may find very difficult to use.

In response to this the applicant submitted two amended plans to show the gate set back from the entrance by 10m and the shape of the driveway altered to accommodate the turning space for a 7.5ft x 27ft horsebox. The drawings also show the swept path as requested.

HCC Highways commented that "The realignment of the access track and repositioning of the gates will make it easier and safer for horse boxes to enter and exit the site. It is still however my view that the application proposal will intensify the use of this access which has severely restricted visibility."

The applicants maintain that there will be no intensification of use. It was confirmed

that the site currently accommodates 5 horses and 1 foal and this will not change nor will there be any net increase, as per Nick Culhane - Highway Consultant's advice. The gateway will only be used twice a day. As such, the LPA have taken a balanced approach and cannot uphold HCC Highway's assertion that the proposed development would result in an intensified use of the land. It is considered that the applicants have provided sufficient evidence to support their claims in this regard, which cannot be disputed by the LPA. The proposal is therefore considered to comply with policy SD21.

Other Matters

Ecology - The applicant submitted an ecological assessment following a request from WCC Ecologist. The applicant does not propose to remove any existing trees or hedgerows as part of this application but adequate protection would need to be secured. The boundary hedgerow to the east of the development is recognised by WCC Ecologist as being species rich and suitable for foraging and commuting bats and hazel dormouse. Any external lighting that is proposed should be controlled by condition and designed to avoid illuminating habitats. Precautionary construction avoidance measures are also recommended to the grassland. These measures could be required by condition.

Conclusion

Whilst the land was approved for equestrian use under SDNP/16/03622/FUL the site has since been subdivided into two ownerships. Whilst it is acknowledged that this has already happened and that there are some facilities on the site (two mobile shelters), the granting of the application would result in the formalisation of a new planning unit with stabling facilities for eight horses, an outdoor arena, and a new primary access point.

The proposal is considered acceptable on landscape grounds and neighbour amenity. The LPA have taken a balanced approach and cannot uphold HCC Highway's assertion that the proposed development would result in an intensified use of the land. The applicants have provided sufficient evidence to support their claims in this regard, which cannot be disputed by the LPA. It is therefore recommended that the application is approved, subject to conditions.

Recommendation

APPROVAL subject to the following condition(s):

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended)./ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

2. The use of the equestrian barn and manege hereby permitted shall be restricted to the keeping of horses for private recreational use by the owner of the land only and shall not at any time be used for any other form of equestrian activity such as for any commercial riding, breeding or training purposes.

Reason: To ensure the satisfactory development of the site and in the interests of the amenity of the area and highway safety.

3. The materials to be used for the construction of the external surfaces of the barn shall be as described in Section 7 of the application form and as material samples submitted - wooden cladding sample and roofing sample RAL number 1602010 (juniper green).

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the rural character of the National Park.

4. No floodlighting whether free standing or affixed to an existing structure, shall be provided on the site at any time.

Details of any other external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the occupation of the development. The lighting scheme should be in accordance with Guidance Note 08/18 produced by the Bat Conservation Trust and Institute of Lighting Professionals. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area, the environment and protected species from light pollution.

5. Manure/waste bedding to be stored on a trailer, and removed from site at regular intervals. Large scale storage or burning of any waste will not be acceptable. The facilities shall be provided and thereafter maintained in accordance with the approved details.

Reason: In the interests of the amenities of the locality.

6. No music, amplification equipment, tannoy systems to be used on the site at any time.

Reason: To protect the amenities of the occupiers of nearby properties.

7. No caravans, containers or vehicles and no more than one horsebox, one manure trailer and parking for three cars, whether motorised or not shall be kept, or stored on the land unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity of the area.

8. The materials to be used in the construction of the access track and parking area shall be hard core in a colour to match the track to the south of the site.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

9. The disposal of surface water shall be carried out in accordance with submitted detailed plans 'Soakaway Details' 21/10/19 and Soakaway Calculations (email 25/10/19) approved by the Local Planning Authority. The approved details shall be fully implemented before development commences.

Reason: To ensure satisfactory provision of and surface water drainage.

10. The recommendations within section 15 of the Extended Phase 1 Ecological Assessment (Philips Ecology, July 2019) shall be adhered to throughout the construction period and the enhancement provisions within section 16 (two house sparrow boxes) shall be sited prior to the development coming into its intended use and retained thereafter.

Reason: To safeguard protected species and maintain biodiversity.

11. Approved Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

Informatives:

1. In reaching this decision the local planning authority has worked with the applicant in a positive and proactive way, in line with the NPPF.

Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans -	20360-01 PROPOSED ACCESS		16.09.2019	Approved
Plans -	2036-002 SWEPT PATH		16.09.2019	Approved

	ANALYSIS USING A RIGID HORSE BOX			
Plans -	SDNP/WIN/3 24/AJW/001 (Location Plan)		23.05.2019	Approved
Plans -	SDNP/WIN/3 24/AJW/002 (Block Plan)		23.05.2019	Approved
Plans -	SDNP/WIN/3 24/AJW/004 (Fence Plan and Construction Detail)		23.05.2019	Approved
Plans -	SDNP/WIN/A JW/003 (Proposed Elevations and Plan)		23.05.2019	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.

Appendix 1

City Councillor's request that a Planning Application be considered by the Planning Committee

Request from Councillor: Laurence Ruffell
Case Number: SDNP/19/02508/FUL
Site Address: Morris Farm Hurst Lane SO21 1JQ
Proposal Description: Menege
Requests that the item be considered by the Planning Committee for the following material planning reasons: “The application should be refused on the grounds that it is not compliant with policy SD24(d) of SDNP in that the siting of the menege would result in the impact on the amenities of the nearby residential properties due to the noise arising from the activities undertaken.”