

Ashby St. Mary Parish Council

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Norfolk NR14 6LE

Planning Services
Swan Lane
Long Stratton
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22 January 2015

Case Officer Chrissy Briggs

Reference 2014/2540

Location Land opposite Laurel Cottage 3 Mill Common Ashby NR14 7BW

Proposal Change of use to the land for the keeping of horses for recreational and amenity purposes and erection of timber stable block for the same purposes

Councillors discussed the above application at great length with residents at the Parish Council meeting held on 22 January 2015 and whilst they were not opposed to the principle of a stable building being erected on the site they raised major concerns due to significant inaccuracies in the submission;

- The proximity of the proposed building within 2 meters of a watercourse, the tributary to Carlton Beck.
- Highway access not required but the application includes the construction of a hardcore driveway
- The need for a machinery and tool shed.
- The laying of a permanent concrete hard base as opposed to a more temporary base, as is usual in this type of construction.
- Presents of significantly more trees and hedging.
- The scale of the proposed site being a double garage width and 5 garage lengths for only two horses.

Councillors felt a solution could be reached if the scale, position, base materials and highway issues of the application could be readdressed.

Councillors recommended **refusal** of the application in the current form, they were not against the erection of a small stable block, located on higher ground which could be screened by hedges, causing less impact to the landscape.

If permission is granted, we suggest the following conditions of approval should be considered.

- The building should be situated outside the recommended distance of a building near a watercourse due to environmental and pollution issues of the watercourse on the land.
- The location of the muck heap established along with disposal arrangements
- With no mains electricity or water on the site the arrangements for such utilities to be made clear and the use of a generator in this location is not acceptable.

The following information/comments are also relevant to the consideration of the application

- Councillors requested that planners made a site visit as many of the specifications made in the documents and application were inaccurate.

PARISH: ASHBY ST MARY

DATE OF APPLICATION 31 December 2014

PARISH CLERK; LINDA GRAY