

ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
9th December 2014

Agenda item 5

Application ref. 14/00689/FUL

Paddock adjacent Rose Cottage, Snape Hall Road, Baldwins Gate

Since the preparation of the agenda report the applicant has provided a plan showing an area of additional grazing land available for horses. A letter from the owner of the additional pasture land has also been received detailing that the applicant can use this land with immediate effect.

Your officer's comments

The area indicated on the additional information is approximately 4.4 acres and appears as agricultural land. This land does not fall within the application site and whilst a formal change of use for the keeping of horses on the land has not been submitted the grazing of horses can be classed as an agricultural activity. The application site would be the main area for the keeping of horses with the additional land being for grazing purposes on an informal basis. The additional area would provide ample grazing land for one or two horses and this now satisfies the concerns of officers.

A note to the applicant will be put onto the decision notice advising the applicant that the additional land is not included within the application site - red edge and if horses are kept on the land for any other purpose other than grazing then planning permission is likely to be required.

The RECOMMENDATION remains to permit the application with the conditions detailed within the agenda report.