

ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
26th May 2015

Agenda item 7

Application ref. 15/00173/FUL

Land South East of Holloway Lane, Aston

Since the preparation of the agenda report and in response to the request of Members at 13th May Planning Committee for further information, supplementary information has been received from the applicant's agent. A summary of the points made is as follows:

- The proposed traffic movements were provided to Highways and the Council. The movements for the current position were obtained from the seller and the proposed traffic movements were produced by the applicant and are based on the traffic movements at their existing site.
- It is accepted that there is a small increase in traffic movements in particular due to the HGV moving off and on site. This averages four days a week over the year. There will be additional staff movements, feed is delivered every five to six weeks, hay every three months, and a farrier attends on average every four weeks. Manure will be removed to the local farmer. Visitors to the site will be limited as the website provides much of the detail as to services and types of carriages. Highways and the Council have accepted these traffic movements. Paragraph 32 of the NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. The Council consider that the proposed traffic movements would not be so significant to cause severe harm to highway safety.
- The size of the HGV horse transporter is as follows: Gross weight 11 tonnes; Height 3.58m; Width 1.91m; Length 7.47m. It is a standard HGV.
- The HGV will not damage the highway verges, banks or hedges. The site can be easily accessed from the Camp Hills or Maerway Lane directions. The horse box can enter the site off Holloway Lane without any shunting.
- The normal start time for the business is between 6am and 7am with very occasional earlier start times. In providing a horse drawn service the normal process involves loading first the carriage and then the horses (two or four) into the horse box. The vehicle has normally returned to the site by mid to late afternoon. There are approximately six occasions throughout the year when a team of six horses are used and on these occasions the six horses are loaded in the horse box and the carriage placed on a trailer which is towed by the horse box. The noise in loading the horse box and in leaving the premises is minimal, the nearest residential property is over 100m away and Environmental Health have raised no objections.
- The business and the service it provides are no different to many livestock enterprises. A dairy farm has cows milked on site but the product collected in an HGV tanker and taken off site.
- The applicant's ten horses are stabled on site and exercised for a minimum of 45 minutes twice a day on site in the horse walker. The horses are ridden once or twice a week and some are turned out into paddocks for 3 – 4 hours per day depending on their work commitments and individual needs.
- The nature of the business where horses are provided with stables and the provision of a horse walker and 2ha of land means the reliance on purely horse grazing land is minimised.
- The applicant is a farmer's daughter and has over 14 year's expertise in running her well-established equestrian business.
- She will only be stabling her own horses on site and there will be no commercial liveryes.
- The applicant will be employing staff locally for the business as it is not practical or economical for her current staff to travel.

- The provision of visibility splays does not involve removal of a hedgerow – it simply requires the hedge to be trimmed which has been agreed with the current owner.
- The site is not in the Green Belt or an Area of Outstanding Natural Beauty but does lie within an Area of Landscape Enhancement.
- The temporary dwelling will enable the Council to further test the financial performance of the business or when a subsequent application is made for a permanent dwelling. The dwelling will be occupied by the applicant, her partner and her son.

In addition, a number of photographs have been submitted to show the HGV which is to be used in Holloway Lane and to show how the carriages and horses are loaded onto the lorry and transported off site. These photographs will be displayed at Committee.

Two further letters of representation have been received. The issues raised are already reported and addressed in the agenda report.

The RECOMMENDATION remains as set out in the main agenda report.