

Planning Statement

Change of Use of Land to Keeping/Grazing of Horses and Erection of Stables Complex at Church Farm Little Rissington Cheltenham Gloucestershire GL54 2ND

Planning Ref: 21/03156/FUL

Application ref: 20/02390/FUL

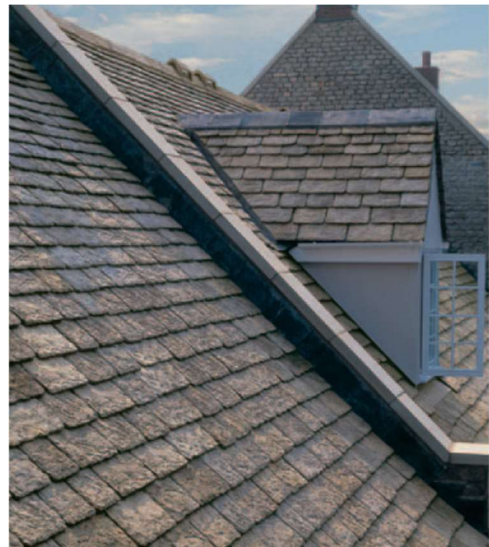
Introduction

This statement is submitted in relation to the variation of conditions (3&4) at the family farm owned by Mr and Mrs Ben and Maddy Firth.

Condition 3

Prior to the construction of any external wall of the development hereby approved, samples of the proposed walling and roofing materials shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.

The proposal is to utilise Bradstone Cotswold slates laid in diminishing courses to match the finishes used on the existing farmhouse. The proposed slates are compliant with the Cotswold design code, typical of the rural environment and harmonious with the surroundings and entirely appropriate to the setting and landscape character of the site and its environs and would not result in unacceptable effects on local visual amenity as a whole. In landscape and visual terms, the proposal is not therefore in conflict with saved policies from the Cotswold Local Plan 2011-2031, or with policies and guidance within the Cotswold AONB Management Plan 2013-18.



Condition 4

The stable blocks and stable yard hereby approved shall only be used for private equestrian use and shall at no time be used for any other commercial or DIY livery, riding school, or other form of commercial equestrian business without the prior approval in writing of the Local Planning Authority.

The applicant would like to utilise the approved Keeping/Grazing of Horses and Erection of Stables Complex as a commercial operation in support of the working farm.

The previously approved change of use of agricultural land and building to commercial equestrian establishment, together with the installation of a horse walker (Ref: 13/03310/FUL) at the site was

not taken up at the time and the applicants are looking to diversify the farm operations to maintain a profitable long term farming business.

Drawings and Attachments

Bradstone Cotswold Slates data sheet

Site Location Plan

Roof Plans “as approved”

Roof Plan Proposed