

CHURCHGATE PROPERTY

The Office • Westfield Farm
Northfield Road • Soham • Ely
Cambs • CB7 5UF

Tel: 01353 727000
Email: churchgateprop@aol.com

PLANNING STATEMENT

PROPOSED AMERICAN BARN

PATHFINDER STABLES

COLETHORPE LANE

BARROW

IP29 5BE



Proprietor P. Jonason FRICS

INTRODUCTION

Pathfinder Stables is situated on a 4 hectare site off Colethorpe Lane, which is on the northern approach to Barrow being around a mile from the village. The site itself is around 200 metres from the highway as shown on the location plan.

The applicants live on site and run a small equestrian business from the site and wish to upgrade accommodation for the horses stabled there.

THE PROPOSAL

The proposal shown on the attached plans comprises a steel framed building being 30 metres in length, 12 metres wide and 3.5 metres to the eaves with a shallow pitched roof. It has a central passage with loose boxes on either side.

Externally, the walls and roof comprise coloured profiled cladding as shown with ventilation to the ridge.

SITING AND DESIGN

The building is to be situated on the northern boundary of the site with three entrances so that it is easily accessed from the horsewalker, paddocks and existing yard.

It has been designed with a wide central passage, good ventilation, looseboxes, storage area and foaling box.

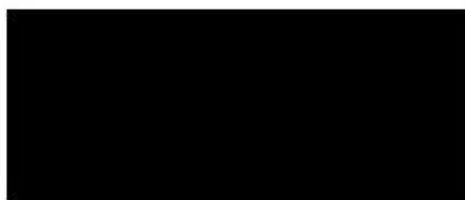
POLICIES

We have adhered to West Suffolk District Council's policies, and in particular:

- RV1 – Presumption in Favour of Sustainable Development.
- RV4 – Rural Employment.

CONCLUSION

We feel the building will enhance the business, improve the site and we recommend it for approval.



Peter Jonason FRICS
CHURCHGATE PROPERTY

15th November 2021