

04 February 2022

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Our Ref: Newlands Cottage, Section 73

Dear Sarah

Section 73 Planning Application relating to planning conditions 3 of permission 21/00998/FUL

Holland Lloyd is appointed by Katie and Tom Farrelly (the applicant) to submit a Section 73 of the Town and Country Planning Act 1990 planning application to vary and remove planning conditions attached to planning permission 21/00998/FUL at Newlands Cottage, Newlands Lane, Blithbury, WS15 3JD.

Planning consent was granted 03 November 2021 for the proposed development: *Erection of a stable block and erection of a riding arena.*

Works to deliver the facility at the family home are underway, and the winter months have identified a need to include lighting at the riding arena. The planning consent included condition 3, which states:

No external lighting shall be provided to the menage or stable without prior consent of the Local Planning Authority

Permission granted under Section 73 takes effect as a new independent permission to carry out the same development as previously permitted subject to new or amended conditions. This application seeks to vary the condition to allow for external lighting as specified in this submission. The amended condition is to be worded:

External lighting to the riding arena shall be as per the specification set out and no lighting to the stable shall be provided unless approved in writing by the Local Planning Authority. Lighting will be restricted to 14:00 and 21:00.

The proposed lighting will be installed at a zero-degree angle on columns, restricting light pollution and the upward direction of lighting. The design complies with ILE guidance for the reduction of obtrusive lighting and will not lead to harm to the countryside setting.

The lighting layout has been designed to minimise columns and fittings, ensuring a safe riding environment whilst respecting the countryside setting of the site. The proposal will not result in undue harm to the character of the local area, wider landscape views, or result in light pollution or harm to biodiversity. The riding arena will continue to be utilised as a part of the residential use of Newlands Cottage.

The proposal to add external lighting will not change or alter the form of the permitted development.

Summary

This section 73 planning application requests the variation of planning condition 3 attached to planning permission 21/00998/FUL at Newlands Cottage, Blithbury. The proposal demonstrates the appropriateness of the proposed lighting specification, materials, scale, and amount of lighting proposed.

The proposal follows the principles of the commenced development, and these amendments will enable the applicant to utilise the riding arena in the lower light periods of the year.

The following information supports the application:

- Original planning consent
- Arena lighting layout
- Lighting Column Detail
- Lighting specification

The applicant has paid the requisite application fee to Lichfield District Council via the Planning Portal and notice served to the relevant landowner.

Yours sincerely

A handwritten signature in black ink, appearing to read 'B. Rayner', with a long horizontal flourish extending to the right.

Ben Rayner MRTPI

Director

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