

PLANNING STATEMENT

in support of

**Application for the Variation of Conditions 2 and 5 on Planning Application
Ref. 21/01431/FUL**

at the property known as

**'Roselea'
Highbridge Road
Highbridge
SO50 6HN**

prepared for and on behalf of

MR BALWINDA CHAHAL

as at

October 2022

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CURRENT SITUATION

As outlined in Planning Application Ref: 21/01431/FUL, the property known as Roselea to which the application relates is the family home of the Applicant. Their property comprises in excess of 2ha (5 acres) and the majority of their land is used for the purposes of grazing horses.

Planning Application Ref: 21/01431/FUL proposed the replacement of a number of existing timber stable buildings, consented under Planning Application Ref: 19/00794/FUL with a single building able to house all the horses on-site as well as associated tack, equipment, bedding and fodder. This proposal aimed to provide numerous benefits including improving the visual appearance of the area as scattered stable block were consolidated into one building, improved functional use and longevity as well as cost-effectiveness through quality of construction.

Planning Application Ref. 21/01431/FUL received consent on the 19th August 2021 subject to a number of conditions including conditions 2 and 5 which this application seeks to vary. Although several of the timber stable buildings have now been removed, works have not yet commenced on the new Stable Block.

PROPOSAL: TO VARY CONDITIONS 2 AND 5

Condition 2 of Planning Application Ref: 21/01431/FUL relates to the location and nature of the Proposed Stable Block. The location of the Proposed Stable Block as consented is no longer considered optimal for the reasons detailed below:

- **Proximity to the Field Access and Western Field Boundary:** The field access is marked by the arrow on the Plan provided. The consented position of the Proposed Stable Block is hatched grey on the attached Plan. The current position is problematic due to its proximity to both the field access and the western boundary of the field. Moving the Proposed Stable Block 10m north and 3.9m east would give more room for manoeuvre for horse trailers and other equipment to access the doors on the western side of the building. As the building is also intended to house bedding and fodder it is also important that easy access can be gained by tractors and trailers to stack the same.
- **Proximity to Southern Boundary:** The proximity of the consented position of the Proposed Stable Block is also not optimal for the management of the hedge at the southern field boundary. While there is sufficient space along parts of it for access purposes, a tractor with a hedge cutter needs a good working width to function efficiently. In addition to this, moving the position of the Proposed Stable Block will allow more space for operations in relation to the primarily equestrian use of the building which will require a space around the building.
- **Proximity to Chicken Houses and Coups:** The proximity of the consented position of the Proposed Stable Block to existing structures is not ideal. There is a chicken coup (marked X on the Plan) and pen around 2 metres to the south of the building. The Applicant

wishes to keep this chicken coup and pen against the hedge as it is visually unattractive so moving it to a position where it would be more visible to himself, and his neighbours is not appealing.

- **Shelter:** The added advantage of moving the Proposed Stable Block from the consented position would be that a small area of shelter would be created between the building and the hedge at the southern boundary. The land surrounding the Site is flat and therefore exposed to the elements. From an animal welfare point of view and practically it is good to have a sheltered area including for temporary storage in relation to the use of the Proposed Building.

Condition 5 of Planning Application Ref: 21/01431/FUL relates to the position of the manure storage area. The consented position of the manure storage area is more visible than it needs to be from the remainder of the Applicant's property and the surrounding land. For this reason, it would be good to move it to a less prominent position on the northern side of the barn.

JUSTIFICATION

The purpose of this Application is therefore to move the Proposed Stable Block to the position outlined red on the Plan provided and the manure storage area to the position marked on the Plan provided.

- **Practicality:** As this building is intended to be on the Property for the long term it is important for the Applicant that it is positioned in the best location to allow maximum usability and utility for its intended purpose.
- **Limited Impact:** The Proposal remains the same as that consented under Planning Application Ref. 21/01431/FUL in every other respect including scale and materials. The only alterations are to the location of the building and manure storage. The Proposed Stable Block will still be screened by existing mature hedgerows.
- **No Change of Use:** The use will remain the same being private recreational equestrian use and the intensity of activity on the Property will remain the same.
- **Historic Consents:** Consent under Planning Application Ref. 19/00794/FUL granted permission for several buildings as shown on the Plan provided. Although now removed these buildings extended around 2m to 2.5m further North than the Stable Block consented under 21/01431/FUL. This Variation should therefore be considered in that context.

With the above in mind, we hope that this application can be approved without delay.