

Mr Jonathan Everitt
3 Church Farm Close
Wentworth
Ely
Cambridgeshire
CB6 3QL

This matter is being dealt with by

Rebecca Saunt

Telephone: 01353 665555
E-mail: rebecca.saunt@eastcambs.gov.uk
My Ref: 08/00176/FUL
Your Ref:

Dear Sir/Madam

23rd April 2008

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Subject to conditions

The Council hereby **approves** the following development:

Proposal: Change of use to Manege / Riding Arena.
Location: 3 Church Farm Close Wentworth Ely Cambridgeshire CB6 3QL
Applicant: Mr Jonathan Everitt

This consent for planning permission is granted in accordance with your application reference **08/00176/FUL** registered 19.02.2008 and the plans, drawings and documents, which form part of the application subject to the additional conditions set out below:

ADDITIONAL CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Sections 91 and 92 of the Town and Country Planning Act 1990, as amended.

- 2 No security or floodlights shall be erected on the site without the submission of full details to, and written approval from the Local Planning Authority.

Reason: To protect the amenities of adjoining occupiers.

- 3 The manege / riding arena hereby approved shall be for private use only and not for livery or any other commercial purpose.


Reason: To prevent the introduction of any business use.

- 4 Prior to the commencement of any development, a scheme to assess and attenuate surface water drainage shall be submitted and agreed in writing with the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans, prior to the manege being brought into use.

INFORMATIVES RELATING TO THIS APPLICATION

- 1 Approval has been granted because the proposal is broadly in accord with the policies of the current Development Plan. It is considered that it would not raise any adverse issues of either visual or residential amenity, or introduce any elements detrimental to highway safety that cannot be addressed by the imposition of suitable conditions. The design, siting and materials have been assessed as being in accord with the character and appearance of the locality.
- 2 The approved plans for this application are as submitted and stamped approved and the development shall be completed strictly in accordance with these plans.
- 3 This decision has been made in accordance with Policies 1, 29, 34, 82 and 96 of the East Cambridgeshire Local Plan June 2000.
- 4 This decision has also been made in accordance with Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003

PLEASE ALSO NOTE THAT THIS PERMISSION IS GRANTED SUBJECT TO DUE COMPLIANCE WITH THE BYE-LAWS AND GENERAL STATUTORY PROVISION IN FORCE IN THE DISTRICT AND DOES **NOT** CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS. YOU ARE ADVISED TO CONTACT THE BUILDING REGULATIONS SECTION IF YOU WISH TO DISCUSS THIS FURTHER



Dated: 23rd April 2008

Executive Director Development Services

TOWN AND COUNTRY PLANNING ACT 1990

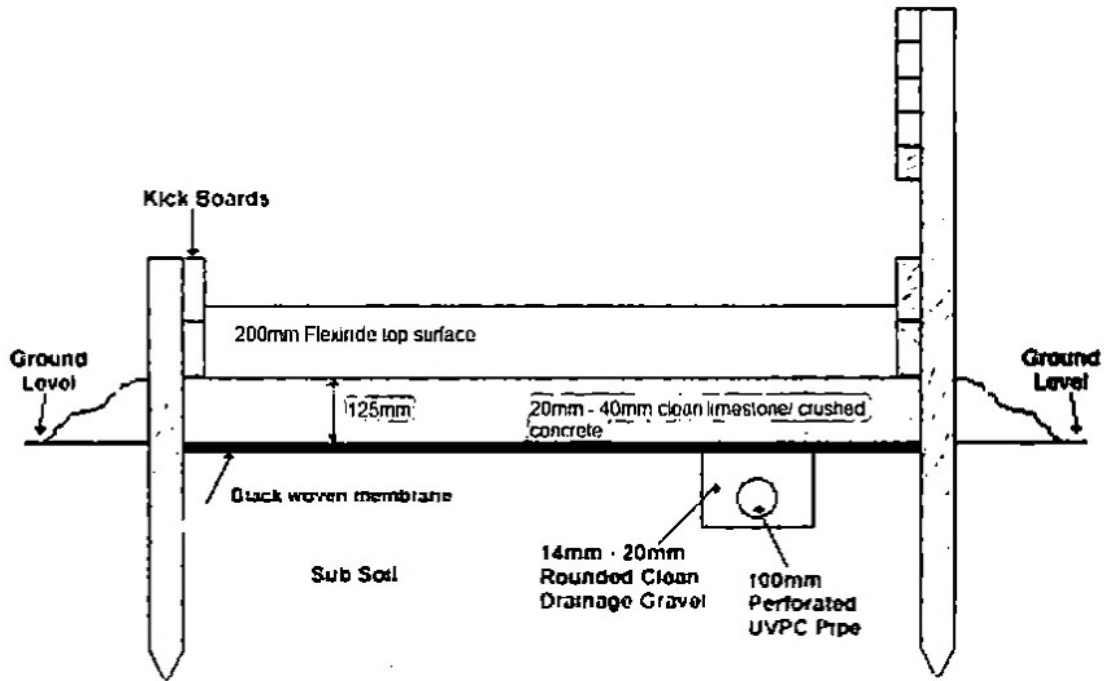
Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under section 78 of the Town and Country Planning Act 1990. The Planning Inspectorate acts on behalf of the Secretary of State.
- If you want to appeal, then you must do so using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN.
- An online appeals service is available through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pcs. The Planning Inspectorate will publish details of your appeal on the internet. This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information you are happy will be made available to others in this way, including personal information belonging to you. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.
- Fully completed appeal forms must be received by the Planning Inspectorate within six months of the date of this decision notice. Late appeals will only be accepted by the Planning Inspectorate in extraordinary circumstances.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Purchase Notices

- If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Design Cross section and material specification



Herringbone Arrangement

