

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Sent: 22 Jun 2023 11:16:54

To:

Cc:

Subject: FW: CONSULTATION DC2302326 PETTAUGH LANE GOSBECK

Attachments:

From: Susan Lennard <Susan.Lennard@baberghmidsuffolk.gov.uk>

Sent: Wednesday, June 21, 2023 8:17 AM

To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Cc: Nikita Mossman <Nikita.Mossman@baberghmidsuffolk.gov.uk>

Subject: CONSULTATION DC2302326 PETTAUGH LANE GOSBECK

APPLICATION: DC/23/02326

OUR REFERENCE: 321785

PROPOSAL: Planning application - Change of use of agricultural land to equestrian use, including erection of associated stable block and construction of manège

LOCATION: Land East Of Pettaugh Lane Gosbeck Suffolk

Dear Sirs,

I write with regard to the above planning consultation. Having reviewed the application documentation, we would offer the following observations;

- This application seeks to change the use of a parcel of agricultural land to equestrian use.
- The proposal site would accommodate 12 horses in total with stables on site.
- There would be no commercial or livery element attached to the use.
- A menage would be constructed on the site.
- There are residential dwellings located to the south of the application site.

Having regard to the above, we would make the following recommendations;

CONDITION

MANAGEMENT OF WASTE WATER RUN OFF

Effluent originating from the stable floor must be considered foul water and thus conveyed and disposed of in the same manner as domestic foul water. Details of this shall be submitted and approved by the LPA prior to commencement of use.

CONDITION

MANAGEMENT OF MANURE

A waste management plan for any interim storage and removal of horse manure is to be confirmed and agreed in writing with the LPA. The management plan shall be submitted to and approved in writing by the LPA and implemented prior to the use commencing. The plan shall include;

- The location of muck heaps
- Details of the construction of any muck pads and surrounding structures.
- Frequency of removal of waste and details of where waste is taken.
- Pest control arrangements for waste to minimise the potential for flies, rats and or mice to include frequency of checks, frequency and nature of preventative treatments and actions in the event of becoming aware of the presence of pests.

CONDITION

PROHIBITION ON BURNING OF MANURE

No burning of horse manure shall be carried out on site.

CONDITION

EXTERNAL LIGHTING

No external lighting shall be installed until such time as a scheme of proposed lighting has been submitted to and agreed in writing to the satisfaction of the LPA.

CONDITION

LIMITATION ON USE OF STABLES AND MENAGE.

At no time shall the stables or associated land be used for livery, riding school or other business purposes.

Sue Lennard
Senior Environmental Protection Officer
Public Protection

Please note I am a part time officer working each Monday Tuesday and Wednesday each week.

Babergh and Mid Suffolk District Councils – Working Together

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