

Planning Statement

Change of use of an agricultural building into equine use at land to the North West of the Riding Centre, Cwm, Bryngwyn, Kington, Powys, HR5 3QN

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1.1. INTRODUCTION

1.2. This statement has been undertaken on behalf of Becky Miles for the change of use of an agricultural building into equine use at land to the North West of the Riding Centre, Cwm, Bryngwyn, Kington.

2.0 PROPOSED DEVELOPMENT

2.1 This application is to technically change the use of an agricultural building to equine use, as equine is not under the agricultural definition.

2.2 The site is located on land North West of The Riding Centre which is located 11.7 miles away from Kington. The site is in a rural location, which is typical of the rural nature of Powys.

2.3 The current building is being used for storage and equine use already, but it is essential now, as the business requires this building to be formally used for rehabilitation and biosecurity purposes.

2.4 It is important to have a location for quarantine separate from the stables, as new arrivals need to be quarantined for 21 days before joining the others. It is important also that any horse which suffers from a disease that they are kept in a separate building.

2.5 Hence the need for this building to be formally converted to this purpose for the business.

3.0 DESIGN

3.1 There is no proposal to extend, alter the existing building at all. With the current building just literally being able to be used for equine rather than agricultural.

4.1 MOVEMENTS AND ACCESS

4.1 The movements associated with the building will remain unchanged as part of this proposal as the applicant will use the building to keep some of the horses that are already up there and are not being used at the riding centre. No visitors access will be required for this building.

4.2 The building will be accessed using the existing access.

4.3 In terms of access, although wheelchair users are not envisaged to be accessing the building due to health and safety reasons, the building will have level thresholds at its access points.

5.0 CONCLUSION

5.1 In light of the above, we feel that this application should be supported and given approval.