

Normandale Farm New Barn Lane Great Hallingbury Bishops Stortford CM22 7PR

Application to 'regularise' equestrian use of building

Prior approval was given for a building per reference 20/2109. The buildings' completion was notified in accordance with condition and put to use for storage of straw and agricultural equipment.

The needs of the equestrian enterprise then changed, the building was then used as stabling, not storage. The business 'Hallingbury Horses' has permission for 'Livery', employs three full time people, partly a Government-run scheme training youngsters. Disabled riders and the local 'Pony Club' use the specialist ménage.

Businesses in the countryside have strong support under policies E4 and E5. It complies with both, with no material change on the ground. Regularisation has been sought by Tony Matthews viz 21/0168, hence this application, but it may be objectively unnecessary, given the land upon which the building is sited was already in lawful equestrian rather than agricultural use, there has been no material change of land use, the building's size and scale are per the approved drawings.

Planning permission must be granted because the proposal is in accordance with development plan policy, per s38(6) PCPA 2004. It is also sustainable as defined by the Framework, which corroborates that conclusion.