

SUPPORTING PLANNING STATEMENT

**IN CONNECTION WITH AN APPLICATION FOR TEMPORARY PLANNING PERMISSION FOR USE OF
THE EXISTING MENAGE FOR RIDING LESSONS**

RELATING TO STAYTHORPE HOUSE FARM, STAYTHORPE ROAD, STAYTHORPE, NG23 5RG

Prepared by

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1. Introduction

1.1 This Statement is submitted in support of an application for temporary planning permission for use of the existing menage for riding lessons only (the “**Application**”) at Staythorpe House Farm, Staythorpe Road, Staythorpe, NG23 5RG (the “**Site**”). The Application is made on behalf of J & J Burnett Ltd (the “**Applicant**”).

2. The Current Proposal

2.1 Temporary planning permission is sought from the Council, subject to the following planning conditions:

02 The Riding Lessons shall be held 3 days per week between Monday and Friday between the hours of 12:00 and 17:30 only and on one weekend per calendar month between the hours of 09:00 and 17:00 (Saturday and Sunday). No Riding Lessons shall be held on any bank holidays. No additional Riding Lessons shall be held unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of residential amenity.

05 The temporary use for commercial Riding Lessons hereby approved shall cease operation 24 calendar months from the date of this decision unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of residential amenity.

3. Planning History

3.1. Planning permission was previously granted by the Council for ‘Temporary Use of the Existing Manage for Tuition Clinics/ Riding Lessons’ granted under Application No 20/01937/FUL.

3.2. The Current Proposal varies from the previous planning permission as follows:

- 3.1.1 The Applicant does not wish to continue holding tuition clinics;
- 3.1.2 The Applicant does not wish to give Riding Lessons on a weekend and instead wishes to extend the hours for Riding Lessons from Monday to Friday from 08:30 to 17:30 (5 days per week); and
- 3.1.3 This new permission would have a time limit of 2 years (24 months).

3.2 The Officer’s Report (for when the original Planning Permission was granted by the Council) noted that they would anticipate an application for the use to become permanent towards the end of the 18-month period and at this point the Applicant would have more information as to how well the business is working. In response to this, the Applicant’s business has been running very-well and the feedback from existing and new clients is positive. Owing to the popularity under the

working week for further tuition hours (rather than during a weekend once a month), this therefore forms the basis for the request for the increased working hours to reflect the existing demand.

3.3 The proposed new planning permission (set out in Para 3.2 above) would continue to ensure that the riding lessons, which are open to the public, comply with Policy DM8 which provides that new commercial equestrian uses and the expansion of existing uses that contribute to the local economy will be supported where it can be demonstrated that the particular rural location is required. As noted within the Officer's Report for the original planning permission, the manege is already in existence and, given the nature of the use and the need for open space, it needs to be within open countryside. The proposed variations continue to reflect the principles of DM8 which support the expansion of existing uses (in this case a continuation of equestrian use to commercial), thereby facilitating the continual contribution to the rural economy which is encouraged by Core Policy 6 of the Amended Core Strategy. Accordingly, the principle of the Proposed Variations are considered acceptable in nature.

3.4 The Officer's Report previously considered the impact on residential amenity and noted at that time that the main concern in terms of amenity would be any noise disturbance from the tuition clinics. Reducing the opening days so that weekends are no longer permitted, together with extending the working hours from Monday to Friday to normal working hours, would continue to ensure that the riding lessons would not be held at unsociable times (early morning/late evening). The hours proposed reflect the standard working hours in the UK and therefore many people would be working and/or out of the house during these hours. Therefore, it is considered that the proposed variations would ensure that noise levels would not be an issue during these revised times. Considering the distances to the nearest dwellings (minimum 30 metres), the open countryside location of the site (where such an equestrian use is expected), the sociable hours proposed with no weekend riding lessons proposed, it is submitted that the level of noise would not be unacceptable.

4. Conclusion

4.1 In consideration of the above assessment, the proposed variations to the originally approved development (granted by the Council under Application No 20/01937/FUL) are required by the Applicant in order to be able to offer riding lessons to new and existing clients which will support the local rural economy. Furthermore, the request for this new planning permission is a reflection of the established business use and running of riding lessons on the Site since 2020 and the requested desire for riding lessons to be open during normal working hours during the working week.

4.2 This new permission can have a time limit of 2 years (24 months), in the interests of residential amenity.

4.3 Should the Council require any further information from the Applicant in the context of this Application prior to determination of the same, the Applicant is happy to assist as required.

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