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Date: 12th April 2024
Our Ref: Plot 1&2/2024

Planning Department
Municipal Buildings
Church Road
Stockton-on-Tees
TS18 1LD

REF: SECTION 73 – VARIATION OF CONDITION NO.2 APPROVED PLANS OF APPROVED APPLICATION REFERENCE – 21/2141/FUL

ERECTION OF EQUESTRIAN DEVELOPMENT CONSISTING OF STABLE BLOCK, INDOOR/OUTDOOR RIDING AREA, WALKING PENS AND STORAGE BARN

SITE: KNOWLES FARM, GROVE BANK, KIRKLEVINGTON

DECISION DATE: 9TH FEBRUARY 2022

Dear Sir/Madam,

The applicant has submitted a Section 73 Application to the Council to address a change to the originally approved plans for the Erection of equestrian development consisting of stable block, indoor/outdoor riding area, walking pens and storage barn.

SECTION 73 DETAILS

As illustrated on the revised Section 73 drawings, the changes include the following points for clarity;

Access and siting

1. The proposed access into the new development site is now proposed from the main internal adopted spine road and extinguishing the former track road which ran along the eastern boundary of the site for the present stables and outbuildings. The former track road will be removed and the land reinstated to grass land along with the demolition of existing stables and outbuildings
2. The new track road leading from the new spine road will run along the western boundary outwith any easement relating to the network rail line and will be secured by 2.0m high brick pillar with Oak timber double gate access.

3. The overall site layout containing the barn, stables, indoor arena, outdoor arena and walkers will be repositioned in a more linear shape to the associated approved housing development and Plot 10 dwelling.
4. The proposed development site has been relocated back another 25 metres from the approved siting under application reference 21/2141/FUL due to the ground level of this original siting having a gradient of 3 metres overall from northern point to the southern point of the site, which would of have involved major engineering works.
5. The proposed siting is a less gradient of maximum 500mm difference overall which is a more reasonable and sensible level land for development without the need of major engineering works and soil removal (SEE TPS005 – TOPO LEVEL COMPARISON PLAN)

Structure changes

6. The proposed barn remains the same as approved but now repositioned to the front build line of the stable block
7. A link extension is proposed between stables and indoor arena to provide additional storage space and welfare rooms
8. The indoor arena changes include removal of external doors and the addition of windows to the rear elevation to look onto the outdoor arena.
9. The outdoor arena remains the same along with the walker and lunge pen

Overall, the proposed changes and justification will clarify the need for the Section 73 application to meet the applicants needs to commence development.

If you require any further clarification on this matter, please contact me accordingly.

Yours faithfully,
Mr Fahim Farooqui MSc MRTPI (Director)
Total Planning Solutions (UK) Ltd