

Item No. 13**SCHEDULE C**

APPLICATION NUMBER CB/10/00681/FULL
LOCATION Land At, Speedsdairy Farm Road, Beadlow
PROPOSAL Full: Change of use from agricultural land to paddocks for the keeping, grazing and exercising of horses, including the erection of five stables and menage and ancillary works including vehicular access and track and manure storage.

PARISH Campton/Chicksands
WARD Maulden and Clophill

WARD COUNCILLORS
CASE OFFICER Mary Collins
DATE REGISTERED 08 February 2010
EXPIRY DATE 05 April 2010
APPLICANT Mr P Bland and Mr I Ratclife
AGENT Anthony Planning Services Ltd
REASON FOR COMMITTEE TO DETERMINE The application (or matter) is made by or on behalf of or involves in any capacity any Member or Officers of the Council. One of the Objectors is a Council Officer.

RECOMMENDED DECISION Full Application - Granted

REASON FOR COMMITTEE TO DETERMINE

That Planning Permission be Granted subject to the following:

- 1 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 Excavation works required in association with the development hereby permitted shall not exceed the depths specified below:
 - Any service trench excavated to allow for the provision of water and electricity to the stables shall be excavated to a depth no greater than 100mm.
 - The menage shall only be constructed in accordance with drawing number 3005/101A and will not involve any ground reduction.
 - The access track will only be constructed in accordance with drawing number 3005/1003B and any associated excavation works will not exceed a maximum depth of 150mm.
 - The foundations for the manure stores and stables will be laid upon the existing ground surface and any groundworks to create a level base for the structures will only be excavated to a maximum depth of 150mm.

- The landscaping scheme will involve the planting of whips and saplings only to a maximum depth of 150mm.

Reason: To safeguard any archaeology that may exist on the site in accordance with PPS 5 Planning for the Historic Environment.

- 3 Full details of soft landscaping including screen planting to each stable, to the menage and parking area, to the perimeters of each paddock and to the north eastern, north western and southern boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority.

These details shall include:

- planting plans, including schedule of size, species, positions, density and times of planting;
- cultivation details including operations required to establish new planting;
- details of existing trees and hedgerows on the site, indicating those to be retained and the method of their protection during development works.

The development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the landscaping is carried out within a reasonable period in the interest of the visual amenities of the area.

- 4 The scheme approved in Condition 3 shall be carried out by a date which shall be not later than the end of the full planting season immediately following the commencement of the development..

Thereafter the planting shall be adequately maintained for a period of five years from the date of planting. Any of the trees or shrubs or both which die or are removed, or which become severely damaged or seriously diseased (during the said period of five years) shall be replaced with trees or shrubs or both, as the case may be, of similar size and species to those originally required to be planted and the same shall be maintained until properly established.

Reason: In order to ensure that the planting is carried out within a reasonable period in the interest of the visual amenities of the area.

- 5 Prior to the vehicular access hereby approved being brought into use, a visibility splay as indicated on the revised drawing 3005/1005B shall be included at the proposed vehicular access with Revist/Bevis Lane measuring 2.4m x 70.0m.

Reason: To provide adequate visibility and to make the access safe and convenient for the traffic which is likely to use it.

- 6 The development hereby permitted shall be used only as private, non-commercial stabling and for no other purpose and no more than 9 horses may be stabled/kept on the land at any one time.

Reason: The applicant has stated that the stables and paddocks are for private use and to prevent the stables from being used for commercial purposes without due consideration of the impact of an intensified use of the junction with the Shefford Road.

- 7 The applicant shall submit in writing for approval by the Local Planning Authority details of any external lighting to be installed at the premises. All external lighting installed at the premises shall be in accordance with the approved details.

Reason: To prevent any adverse impact on the surrounding countryside by light or glare arising from any external lighting.

- 8 Any jumps shall be constructed of natural materials and shall not be painted.

Reason: To ensure there is no adverse impact on the surrounding countryside.

Notes to Applicant

1. Right of Way CH5 bordering the southern edge of the site must not be obstructed by any work that takes place

[Note: in advance of the consideration of the application the Committee were advised of consultation received as set out in the Late Sheet appended to these Minutes.]