

Item No. 9

SCHEDULE B

APPLICATION NUMBER	CB/11/04338/FULL
LOCATION	Rubython House, 7 St Johns Road, Moggerhanger, Bedford, MK44 3RJ
PROPOSAL	Change of use of land from agricultural to the keeping of horses and erection of stable block with facility for food, tack and equipment storage (part retrospective).
PARISH	Moggerhanger
WARD	Northhill
WARD COUNCILLORS	Cllr Mrs Turner
CASE OFFICER	Samantha Boyd
DATE REGISTERED	07 December 2011
EXPIRY DATE	01 February 2012
APPLICANT	Mr L Albone
AGENT	Jacques Strachan Associates
REASON FOR COMMITTEE TO DETERMINE	Due to public concern
RECOMMENDED DECISION	Full Application - Granted

Recommendation

That Planning Permission be granted subject to the following:

- 1 The development hereby permitted shall be used only as private, non-commercial stabling and for no other purpose.

Reason: To prevent the stables from being used for commercial purposes to the detriment of the locality.

- 2 **Within 3 months of the date of this decision full details of both hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:-**

- proposed finished levels or contours;
- materials to be used for any hard surfacing;
- planting plans, including schedule of size, species, positions, density and times of planting;
- cultivation details including operations required to establish new planting;

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

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.

- 3 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years of completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority give written consent to any variation.

Reason: In the interests of the visual amenities of the site and the area generally.

- 4 **Within 3 months of the date of this decision details of the storage and disposal of manure shall be submitted to and approved in writing by the Local Planning Authority. Dung shall be stored and disposed of strictly in accordance with the approved details.**

Reason: In the interests of neighbouring amenity and to prevent pollution of the environment.

- 5 **No further development shall take place until the applicant or developer has secured the implementation of a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority. The said development shall only be implemented in accordance with the scheme thereby approved."**

Reason: To record and advance understanding of the significance of the heritage asset in accordance with Policy HE12.3 of PPS5: *Planning for the Historic Environment*.

- 6 No manure shall be burnt on site.

Reason: To safeguard the amenities of the nearby properties.

- 7 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers LA5/10, LA5/16, LA5/17.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposal would not have an adverse impact on the character and appearance of the area or the amenity of neighbouring properties therefore by reason of its site, design and location, the proposal is in conformity with Policies DM3, DM4 and DM18 of the Core Strategy and Management Policies, November 2009; Planning Policy Statement 7, Regional policies in the East of England Plan (May 2008) and the Milton Keynes and South Midlands Sub-Regional Strategy (March 2005).

NOTES

(1) In advance of the consideration of the application the Committee were advised of consultation received from Moggerhanger Parish Council who had no objections but had concerns relating to waste material from horses and seepage of horse waste in to a pond which maybe habitat of Great Crested Newts.

(2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.