

MAIDENHEAD DEVELOPMENT CONTROL PANEL

16 October 2019

Item: 3

Application No.:	19/01156/OUT
Location:	Moor Farm Ascot Road Holyport Maidenhead SL6 2HY
Proposal:	Outline application for a covered roof to the existing manege with all matters reserved.
Applicant:	Mr Frankham
Agent:	Mr Jack Clegg
Parish/Ward:	Bray Parish/Bray Ward

If you have a question about this report, please contact: Briony Franklin on 01628 796007 or at briony.franklin@rbwm.gov.uk

1. SUMMARY

- 1.1 Outline consent has been applied for to erect a covered roof over an existing manege at Moor Farm, with all matters reserved. However following a site visit it has been ascertained that the manege no longer exists and planning permission would be required to reinstate it. The applicant has chosen not to amend the application to include the reinstatement of the manege and the application is therefore determined on the basis of the information submitted.
- 1.2 The proposed covered structure would measure 60m by 20m and would have an overall height of 5.5m. It would be open sided and the roof would be held up with 18 steel posts supporting a shallow pitched plasti-coated, steel clad roof. A post and rail fence is proposed to enclose the covered structure. The proposal would constitute inappropriate development in the Green Belt and no Very Special Circumstances exist in this case which would outweigh the harm to the Green Belt. In addition the structure would harm the heritage assets, the Holyport Conservation Area and the adjacent listed buildings. The site lies within Flood Zone 3 and has a high probability of flooding. The proposal fails the Sequential Test as it has not been adequately demonstrate that there is not a more appropriate site within Moor Farm with a lower probability of flooding.

Subject to the views of the Environment Agency it is recommended the Panel REFUSES planning permission for the following summarised reasons (the full reasons are identified in Section 13 of this report):

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| 1. | The proposal constitutes inappropriate development in the Green Belt and no 'Very Special Circumstances' have been demonstrated to outweigh the harm and any other harm. |
| 2. | The proposal would be unsympathetic to the setting of the adjacent listed buildings and the Holyport Conservation Area and would be detrimental to the rural character and appearance of the site itself. |
| 3. | The application site lies within Flood Zone 3 and has a high probability of flooding. The proposal has not adequately demonstrated that there are no other alternative sites within Moor Farm with a lower probability of flooding to accommodate the proposal. Consequently the proposal fails the Sequential Test. In addition insufficient information has been supplied to properly assess the impact of the proposal on the flow of flood water and the capacity to store flood water. |

2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Panel.
At the request of Cllr Walters, if the recommendation is to grant approval of the application, in the public interest.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

3.1 Moor Farm lies on the edge of Holyport village and comprises an enclave of buildings in various uses including stables/equestrian, the selling and parking of cars, car repairs, residential, a gymnasium and storage. Moor Farm extends to 31.4 acres of land in total of which 27.93 acres is open paddock land. The application site is situated to the west of the enclave of buildings and is currently used to park/store cars. Whilst historically it would appear that there has been a manege on the site, there is currently now no evidence of the former manege, other than 4 posts with lights attached, and the land has been surfaced with hard-core.

3.2 Access to the site is via an existing driveway off Ascot Road, which serves the whole site.

4. KEY CONSTRAINTS

4.1 The site lies within the designated Green Belt and within the Holyport Conservation Area. The dwellings close to the site entrance are grade II listed. Moor Farm lies within Flood Zones 2 & 3.

5. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

5.1 Outline consent is sought to erect a covered structure which would measure 60m by 20m and would have an overall height of 5.5m. It would be open sided and the roof would be held up with 18 steel posts supporting a shallow pitched plasti-coated steel clad roof. A post and rail fence would enclose the covered structure. The proposal is understood to be required in connection with the existing equestrian use of the site.

5.2 There is an extensive planning history relating to Moor Farm set out below. More recently an Enforcement Notice has been issued relating to unauthorised importation of soil, rubble and other materials for the purposes of raising of land levels, formation of bunds, the erection of two barns, the stripping of land to create earth bunds, formation of hardstanding and a change of use of the land for the parking/storage of vehicles.

5.3

Reference	Description	Decision
88/00292/FULL	Conversion of redundant farm barns to 3 self-contained holiday units	Permitted
90/00419/FULL	Change of use redundant storage barn into holiday home	Permitted
90/00420/FULL	Conversion of farm buildings to stables, one new stable block and manege	Permitted
92/00346/TEMP	Change of use of building to storage of new cars	Refused
93/00396/TEMP	Change of use of redundant livestock building to the storage of new cars	Permitted
94/00427/TEMP	Change of use of redundant livestock building to storage use (retrospective)	Permitted
95/00456/FULL	Change of use and conversion/alterations to disused research building into holiday accommodation	Refused
96/30019/CLU	For proposed use of building within B1 (b) Use Class.	Refused
98/33131/FULL	Replacement hay barn for hay storage	Permitted
02/39199/FULL	Conversion of stables to 3no. Residential units for holiday accommodation.	Permitted
03/40883/FULL	Extension of existing horse exercise arena.	Permitted.
03/40884/FULL	Replacement of an equestrian building (retrospective)	Permitted
05/02731/FULL	Construction of block of 6 stables following demolition of existing stable building.	Permitted

07/03209/FULL	Erection of block of six stables	Permitted
18/02881/FULL	Erection of barn (retrospective)	Refused. Appeal submitted.
18/02882/FULL	Erection of a barn (retrospective)	Refused. Appeal submitted.
18/03291/FULL	Temporary change of use for a period of six months from D2 (equestrian) to B8 (car storage)	Refused
18/03525/OUT	Outline application for replacement equestrian building following demolition of existing equestrian buildings.	Permitted
19/01172/FULL	Land restoration	Pending Consideration
19/01208/FULL	Noise abatement/screening bund along the northern boundary of the site	Pending Consideration

6. DEVELOPMENT PLAN

Adopted Royal Borough Local Plan (2003)

6.1 The main Development Plan policies applying to the site are:

Issue	Adopted Local Plan Policy
Impact on Green Belt	GB1, GB2
Design in keeping with character and appearance of area	DG1
Conservation Area and Listed buildings	CA2 & LB2
Flooding	F1
Highways	P4 AND T5
Trees	N6

These policies can be found at

https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

7. MATERIAL PLANNING CONSIDERATIONS

National Planning Policy Framework (NPPF) (2019)

Section 13- Protecting Green Belt land

Section 14- Meeting the challenge of climate change, flooding and coastal change

Section 16- Conserving and enhancing the historic environment

Borough Local Plan: Submission Version

Issue	Local Plan Policy
Green Belt	SP1, SP5
Design in keeping with character and appearance of area	SP2, SP3
Historic Environment	HE1
Managing Flood Risk and Waterways	NR1
Trees, Woodlands and Hedgerows	NR2
Sustainable Transport	IF2

7.1 The NPPF sets out that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation. The Borough Local Plan Submission Document was published in June 2017. Public consultation ran from 30 June to 27 September 2017. Following

this process the Council prepared a report summarising the issues raised in the representations and setting out its response to them. This report, together with all the representations received during the representation period, the plan and its supporting documents have now been submitted to the Secretary of State for examination. The Submission Version of the Borough Local Plan does not form part of the statutory development plan for the Borough. However, by publishing and submitting the Borough Local Plan for independent examination the Council has formally confirmed its intention to adopt the submission version. As the Council considers the emerging Borough Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations significant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Therefore, the weight afforded to each policy at this stage will differ depending on the level and type of representation to that policy. This is addressed in more detail in the assessment below.

7.2 This document can be found at:
https://www3.rbwm.gov.uk/info/201026/borough_local_plan/1351/submission/1

Supplementary Planning Documents

- RBWM Interpretation of Policy F1

Other Local Strategies or Publications

7.3

- RBWM Parking Strategy
- Conservation Area Appraisal – Holyport (adopted July 2016)

More information on these documents can be found at:
https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

16 occupiers were notified directly of the application.

The planning officer posted a notice advertising the application at the site on the 7th May 2019 and the application was advertised in the Local Press on the 9th May 2019.

No comments have been received.

Statutory consultees

Consultee	Comment	
Conservation Officer	<p>Significant conservation objections to the proposal.</p> <p>The proposed covered manege due to its size, height, design and materials would have a detrimental impact on the setting of the adjacent grade II listed properties and also on the wider setting of the Holyport Conservation Area. This harm would be considered as less than substantial, however, paragraph 194 of the NPPF advises that any harm or loss of significance of a designated heritage asset (including works within its setting) should require clear and convincing justification. This application does not appear to include any relevant justification for the works. Paragraph 196 of the NPPF also advises that when a development proposal leads to less than substantial harm to the significance of a designated heritage asset,</p>	See paragraphs 9.7-9.17

	<p>this harm should be weighed against any public benefits of the scheme. No such benefits have been identified in this case. This application would be contrary to Local Plan policies CA2, CA6 and LB2 and emerging policy HE1.</p> <p>Advice on the potential impact of the development on archaeological deposits would need to be sought from Berkshire Archaeology.</p>	
Highways	No objection.	Noted
Archaeology Officer	<p>The development proposals have the potential to impact on significant archaeology and any proposal will require assessment in order to determine what mitigation is required and what potential impact the development represents.</p> <p>No objection to the proposal on archaeological grounds providing a suitable condition is imposed</p>	Noted
Lead Local Flood Authority	No objection	Noted
Tree officer	No trees are affected and no comments required.	
Environment Agency	Comments awaited.	

Consultees

Consultee	Comment	
Parish Council	<p>Recommended for refusal</p> <p>Contrary to GB1 & GB2, a sizeable structure that affects the openness of the green belt.</p>	Noted

9. EXPLANATION OF RECOMMENDATION

9.1 The key issues for consideration are:

- i Impact on the Green Belt
- ii Impact on the character and appearance of the site itself, the locality in general, the Conservation Area and setting of the listed buildings.
- iii Impact on the living conditions of the neighbouring properties
- iv Flood Risk
- v Highways/Parking
- vi The case for 'Very Special Circumstances'

i Impact on the Green Belt

9.2 The site lies within the designated Green Belt. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

9.3 Paragraph 145 of the NPPF regards the construction of new buildings as inappropriate in the Green Belt and lists exceptions which include:

'b) the provision of appropriate facilities in connection with the existing use of land or a change of use for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;'

- 9.4 Local Plan policy GB1 sets out acceptable uses and development in the Green Belt which includes *'essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it'*. Policy GB2 does not allow new development within the Green Belt if it would a) have a greater impact on the openness of the Green Belt or the purposes of including land in it than an existing development on the site and b) harm the character of the countryside because of the scale, siting or design of the development or the materials employed or result in a material increase in the scale of development on the site. These policies are generally consistent with the NPPF.
- 9.5. The applicant contends that the covered manege is an appropriate facility required in connection with the existing equestrian use of the site and is therefore appropriate development in the Green Belt. Notwithstanding the fact that the manege no longer exists and planning permission would be required to reinstate it, it is not considered that a structure of the size proposed would preserve the openness of the Green Belt or assist in safeguarding the Green Belt from encroachment. On the contrary, it is considered that the proposal would impact on the spatial openness of the Green Belt and to a lesser extent on its visual openness as the structure would be viewed from certain vantage points against the backdrop of existing buildings on site.
- 9.6 The proposal is considered to constitute inappropriate development in the Green Belt and would be contrary to Local Plan policies GB1 and GB2 and the guidance set out in Paragraph 145 b) of the NPPF. Accordingly, the development must now be considered against all the relevant material considerations below and further consideration needs to be given as to whether any 'Very Special Circumstances' exists. Substantial weight is given to any harm to the Green Belt and 'VSC' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

ii Impact on the character and appearance of the site itself, the locality in general, the Conservation Area and setting of listed buildings

- 9.7 Local Plan policy DG1 sets out design guidelines and requires new buildings to be compatible in terms of the scale and height of adjacent properties and materials to be sympathetic to the traditional materials of the area.
- 9.8 Local Plan policy CA2 requires that any development will enhance or preserve the character and appearance of the Conservation Area and requires new buildings to be of a high standard of design sympathetic in terms of siting, proportions, scale, form, height, materials and detailing to adjacent buildings and the character of the area in general. Local Plan policy LB2 does not allow development which would adversely affect the setting of listed buildings.
- 9.10 Emerging policy SP3 requires development to respect and enhance the local, natural or historic character of the environment, paying particular regard to amongst other things scale, bulk, massing and materials. Emerging policy SP5 requires new equestrian development to be unobtrusively located and designed so that it does not have a significant adverse effect on the character of the locality, residential amenity, highway safety and landscape quality. Any new buildings should be located in or adjacent to an existing group of buildings and have minimal visual impact within the landscape.
- 9.11 The application site lies to the west of an enclave of buildings known as Moor Farm and is situated within the Holyport Conservation Area, identified as significant due to its green open spaces and rural atmosphere. The Conservation Area includes not only the historic core of the village, but also a number of historic farms, including Moor Farm. Moor Farm is centred on a 14th century

former Hall House. The setting of the farm contributes positively to the significance of the Grade II listed farmhouse (Moor Farm/ Elizabethan Cottage) and the Grade II listed converted barn, numbers 1-4.

- 9.12 The application has not included any assessment of the significance of the local heritage assets required under Section 189 of the NPPF.
- 9.13 It is considered that the proposed development, by virtue of its size, height, siting, design and materials would have a detrimental impact on the setting of the nearby grade II listed cottages, the listed farmhouse and the Holyport Conservation Area. The Barn, Beam Ends, Threshers and No.4 Ascot Road are cottages converted from a large, 16th century, former threshing barn which lie very close to the application site. Whilst there is some tree screening between the application site and the adjacent listed cottages it is not considered that the screening would adequately mitigate the visual impact of such a large structure in terms of the setting of the adjacent listed buildings. No Heritage Statement has been submitted to provide any justification for the proposal. The proposal results in less than substantial harm to the significance of the Heritage Assets and there is no public benefits which would outweigh the harm.
- 9.14 The proposed building would be set well back from Ascot Road, close to other buildings and would not be readily visible from the public realm. However there is concern that a building of the size proposed would be readily visible from within Moor Farm itself and from the neighbouring residential properties close to the entrance to the site and would have a detrimental impact on the rural character and appearance of the site.
- 9.15 The proposal, by virtue of its size, height, siting, design and materials would have a detrimental impact on the setting of the adjacent listed buildings and the Holyport Conservation Area and would be detrimental to the rural character and appearance of the site itself, contrary to Local Plan policies DG1, CA2 and LB2 and emerging policies SP3, SP5 and HE1 of the Borough Local Plan.

iii Impact on the living conditions of the neighbouring properties

- 9.16 In line with paragraph 127 of the NPPF it is necessary to ensure that development provides a high standard of amenity for existing occupiers. Emerging policy SP3 requires development to have no unacceptable effect on the amenities enjoyed by the occupants of adjoining properties in terms of privacy, light, disturbance, vibration, pollution, dust, smell, sunlight and daylight.
- 9.17 The proposed building would be sited approximately 10 metres from the rear boundary of the adjacent cottages and over 30m from the rear elevations of these cottages. The rear boundary is partially screened by trees and it is not considered that the proposed building would have an unacceptable impact on the living conditions of these properties in terms of light, outlook and privacy. Further details regarding lighting could be secure by condition in the event of planning permission being granted to safeguard against light pollution. The building would be sited in the same position as the former manege and it is not considered that the proposal would introduce an unacceptable level of noise and smell to these neighbouring properties.
- 9.18 The proposal would accord with the guidance set out in the NPPF and emerging policy SP3.

iv Flood Risk

- 9.19 Local Plan policy F1 states that within areas liable to flood, development will not be permitted unless it can be demonstrated that the proposal would not of itself, or cumulatively in conjunction with other development 1) impede the flow of flood water; or 2) reduce the capacity of the flood plain to store flood water; or 3) increase the number of people or properties at risk from flooding.
- 9.20 The application site lies within Flood Zone 3a which is land defined by the planning practice guidance as having a high probability of flooding. The property is understood to have the benefit of flood defences/bunds. The nearest main watercourse is the River Bourne which crosses the farm to the west of the site. The application has been accompanied by a Flood Risk Assessment (FRA).

- 9.21 The guidance in the NPPF requires development to be directed away from areas at highest risk of flooding. Paragraph 158 of the NPPF states that development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. A sequential test is required to be provided in this case. The FRA sets out (paragraph 4.1) that since the proposal is required to cover an existing manege this is the only location suitable. However given that the manege no longer exists further work to demonstrate that the proposed development cannot be located in an area with a lower risk of flooding is required and the proposal therefore fails the Sequential Test. In this instance the Exception Test is not required.
- 9.22 When determining any planning application, local planning authorities should ensure that flood risk is not increased elsewhere and the proposal needs to accord with the guidance set out in paragraph 163 of the NPPF. The views of the Environment Agency have been sought in terms of the proposals' impact on flooding and the surrounding area and any comments will need to be reported in an update. Notwithstanding that this application only relates to the covered structure, the reinstatement of the manege would need planning permission and no details have been supplied. It is however reasonable to assume that the reinstatement of the manege would constitute an engineering operation and would involve the installation of boards and re-surfacing works. In the absence of this information it has not been possible to properly assess the proposals impact on the flow of flood water and the capacity to store flood water.
- 9.23 It is a major application and a Surface Water Drainage Statement has been submitted in response to comments provided by the LLFA. The information provided is based on the existence of a manege and includes directing runoff from the roof into the manege and the LLFA has raised no objection on this basis.
- 9.24 The FRA sets out flood resilience measures in section 7.2.2. However the measures would not be required for this type of open structure.
- 9.25 The use of a flood emergency plan is considered sufficient for this type of development and would comprise the EA Flood Warning Direct Service Subscription. Safe egress to Flood Zone 1 is a 4 minute walk in a southerly direction on the Ascot Road.
- 9.26 Overall it has not been adequately demonstrated that the proposed development cannot be sited elsewhere within Moor Farm with a lower risk of flooding and therefore the proposal has failed the Sequential Test, contrary to the guidance set out in section 14 of the NPPF. Insufficient information has also been supplied to properly assess the impact of the proposal on the flow of flood water and the capacity to store flood water in accordance with Local Plan policy F1.

v Highways/Parking

- 9.27 Moor Farm is served by an existing vehicular access from the A330 Ascot Road. The access provides adequate visibility to the left and right. The proposal would be ancillary to the existing equestrian use and should not generate the need for additional vehicular movements. Car parking in association with the equestrian use on the site has been informal in the past and cars have parked around/adjacent to the buildings. The parking provision for equestrian uses is considered on an individual basis. The proposal would be used ancillary to the existing equestrian use and should not generate a requirement for additional parking. On this basis no objection is raised to the proposal on either highway or parking grounds and it accords with local plan policies T5 and P4 and emerging policy IF2.

vi The case for Very Special Circumstances

- 9.28 With reference to the exceptions listed in paragraphs 145 and 146 of the NPPF it is considered that the proposal would constitute inappropriate development in the Green Belt. Paragraph 143 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and

such development should not be approved except in Very Special Circumstances (VSC). Paragraph 144 of the NPPF states that Very Special Circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

9.29 In support of the application the applicant has set out the reasons for requiring a covered roof as follows:

- To allow riding lessons and training to operate throughout the year
- Provide a cooler environment during hot weather.
- To enable the Manege surface to remain of consistent quality
- Contain any light pollution within the roof structure
- Poor access to bridleways

9.30 The existing equestrian use on the site is very low key and although outline consent has recently been granted to provide 19 stables this proposal has yet to be implemented. Whilst a covered manege may be a desirable, ancillary equestrian facility it is considered that only limited weight can be given to the benefits of the proposal and no VSC exists in this case to outweigh the harm to the Green Belt.

10. COMMUNITY INFRASTRUCTURE LEVY (CIL)

10.1 The development is not CIL liable.

11. CONCLUSION

11.1 The proposal would not preserve the openness of the Green Belt, which is one of its essential characteristics, and its encroachment into the countryside would conflict with one of the purposes of including land within the Green Belt. Accordingly the proposal is considered to constitute inappropriate development in the Green Belt which is, by definition, harmful to the Green Belt. The benefits of the scheme put forward by the applicant are not considered to outweigh the harm to the Green Belt and any other harm. Therefore, it is considered that VSC has not been adequately demonstrated to justify the proposal and the proposal is contrary to Local Plan Policies GB1 and GB2, BLPSV policy SP5 and the guidance set out in Section 13 of the NPPF.

11.2 The proposal would result in less than substantial harm to the significance of the Heritage Assets and there would be no public benefit which would outweigh the harm. The proposal would also be detrimental to the rural character and appearance of the site itself and the proposal would be contrary to Local Plan policies DG1, CA2 and LB2 and emerging policies SP3, SP5 and HE1 of the Borough Local Plan.

11.3 It has not been adequately demonstrated that the proposed development cannot be sited elsewhere within Moor Farm with a lower risk of flooding and therefore the proposal has failed the Sequential Test, contrary to the guidance set out in section 14 of the NPPF. Insufficient information has also been supplied to properly assess the impact of the proposal on the flow of flood water and the capacity to store flood water in accordance with Local Plan policy F1.

12. APPENDICES TO THIS REPORT

- Appendix A - Location plan
- Appendix B – Elevation drawing
- Appendix C – Floor Plan & Roof Plan

13. REASONS FOR REFUSAL.

1 The proposal represents inappropriate development in the Green Belt, which is by definition harmful to the Green Belt. It would conflict with one of the purposes of the Green Belt, namely 'to

assist in safeguarding the countryside from encroachment', and would be harmful to both the visual and spatial openness of the Green Belt. No Very Special Circumstances have been demonstrated that clearly either individually or cumulatively outweigh the harm to the Green Belt and any other harm. The proposal is therefore contrary to the provisions of saved policies GB1 and GB2(a) of the Royal Borough of Windsor and Maidenhead Local Plan 1999 (Incorporating Alterations Adopted in June 2003), policy SP5 of the Borough Local Plan Submission Version (2017), and guidance set out in Section 13 of the National Planning Policy Framework (2019).

- 2 The proposed development, by reason of its size, height, siting, design and materials would be unsympathetic to the setting of the adjacent listed buildings and the Holyport Conservation Area, resulting in less than substantial harm to these heritage assets. In this case the harm would not be outweighed by any public benefits. In addition the proposal would be detrimental to the rural character and appearance of the site itself. For these reasons the proposal is contrary to saved policies DG1, CA2 and LB2 of the Royal Borough of Windsor and Maidenhead Local Plan 1999 (Incorporating Alterations Adopted in June 2003), policies SP5 and HE1 of the Borough Local Plan Submission Version (2017) and section 16 of the NPPF (2019).
- 3 The application site lies within Flood Zone 3 and has a high probability of flooding. The proposal has not adequately demonstrated whether there are reasonably available sites appropriate for the proposed development elsewhere within the site with a lower probability of flooding. Consequently the proposal fails the Sequential Test. In addition no information has been supplied relating to the reinstatement of the manège and it has not therefore been possible to assess the proposals impact on the flow of flood water and the capacity to store flood water. The proposal is therefore considered to be contrary to saved Local Plan Policy F1 of the Royal Borough of Windsor and Maidenhead Local Plan (Incorporating Alterations Adopted June 2003) and guidance set out in Paragraphs 155-165 of the National Planning Policy Framework (2019).

Informatives

- 1 The applicant is advised that the manège no longer exists on the site and planning permission would be required to reinstate it.

APPENDIX A – LOCATION PLAN

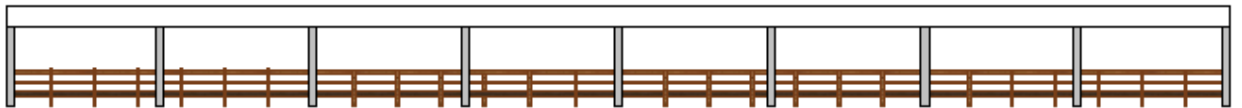


APPENDIX B – PROPOSED ELEVATIONS

Northern Elevation



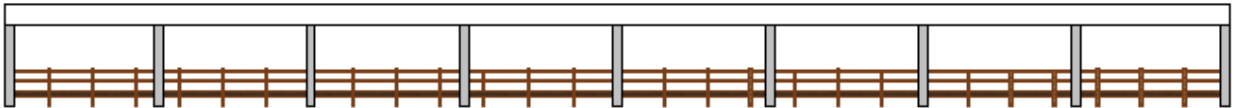
Eastern Elevation



Southern Elevation



Western Elevation



APPENDIX C – FLOOR PLAN & ROOF PLAN

