

DEVELOPMENT MANAGEMENT COMMITTEE 16th OCTOBER 2023

Case No: 21/02045/FUL

Proposal: ERECTION OF STABLES AND FORMATION OF
MENAGE.

Location: LAND EAST OF HIGH HADEN FARM HIGH HADEN
ROAD GLATTON

Applicant: MS J LONGLAND

Grid Ref: 514446 286268

Date of Registration: 6th September 2021

Parish: GLATTON

RECOMMENDATION – APPROVE subject to conditions

This application is referred to the Development Management Committee (DMC) in accordance with the Scheme of Delegation as the Officer recommendation of approval is contrary to the Parish Council recommendation of refusal.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application seeks planning permission for the erection of stables and formation of menage on land east of High Haden Farm, High Haden Road, Glatton. The site is currently used to house the applicant's horses and sheep as well as an area utilised by beehives. The overall site area measures approximately 4158sqm.
- 1.2 During the course of the application, the applicant has confirmed that the site would be used for hobby/leisure purposes only. All horses and sheep on site are owned by the applicant's family and the horses form a number of roles; breeding, showing and dressage. The new stables and feed and tack room would provide the additional stabling required to enable the applicant to move their existing horses which are currently housed at a rented site in Ramsey Heights. It should be noted that there are existing stables on site adjacent to the southern boundary and these do not appear to benefit from planning permission. The submitted Planning Statement states that once the proposed stables are erected and in use, the existing four stables adjacent to the southern boundary will be removed. The proposal description has been revised during the course of the application

to remove reference to the 'retrospective approval for existing stables' as no detailed information of the existing stables has been provided as part of this application.

- 1.3 The proposed stables are of a gable-end design and in an 'L' shape in the north corner of the site. The stable block measures approximately 21.1 metres by 19.3 metres in length with a width of 3.6 metres, an eaves height of 2.1 metres and a ridge height of 3 metres. The proposed stables would be constructed of stained timber boarding, black roof sheeting and timber stable doors. There would be seven stables in total along with a tack room and store area. The proposed menage measures 20 metres x 40 metres and would be located immediately adjacent to the proposed stable block. It will have an ash/sand base and would be surrounded by a new perimeter hedgerow comprising native species.
- 1.4 The site is located along the north side of High Haden Road and the proposal involves the creation of a new vehicular access point. The site is served by an existing access in the south western corner of the site, however following comments from the Highway Authority during the course of the application, a new access has been proposed where appropriate visibility splays can be achieved. Consultees and neighbours were reconsulted following the submission of additional information during the course of the application.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (5th September 2023) (NPPF 2023) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2021 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'
- 2.2 The NPPF 2023 sets out the Government's planning policies for (amongst other things):
 - delivering a sufficient supply of homes;
 - building a strong, competitive economy;
 - achieving well-designed, beautiful and safe places;
 - conserving and enhancing the natural, built and historic environment
- 2.3 Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.
- 2.4 For full details visit the government website: [National Guidance](#)

3. PLANNING POLICIES

3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)

- LP1: Amount of Development
- LP2: Strategy for Development
- LP4: Contributing to Infrastructure Delivery
- LP5: Flood Risk
- LP6: Waste Water Management
- LP10: The Countryside
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP23: Tourism and Recreation
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows

3.2 Supplementary Planning Documents (SPD) and Guidance:

- Huntingdonshire Design Guide SPD (2017)
- Developer Contributions SPD (2011)
- Huntingdonshire Landscape and Townscape SPD (2022)
- Huntingdonshire Strategic Flood Risk Assessment (2017)
- Cambridgeshire Flood and Water SPD (2017)

3.3 For full details visit the government website: [Local Policies](#)

4. PLANNING HISTORY

4.1 7801231FUL – Access – Approved

5. CONSULTATIONS

5.1 Glatton Parish Council – Recommends refusal of planning permission. Their comments have been summarised below:

- Highway Safety (inadequate access, visibility splays and off-street car parking and increase in traffic);
- No provision for storage/disposal of waste;
- Impact on neighbouring properties amenities (noise and loss of privacy);
- No provision being made for the welfare requirements of additional workers;
- Other suitable sites not assessed;
- Land contamination; and
- Light pollution.

5.2 Environment Agency – No comment.

- 5.3 Cambridgeshire County Council Highway Authority – No objections. I have noted that the access has been relocated in an easterly direction which enables the required visibility splay of 2.4m x 128m to the west to be achieved.
The 85th percentile speed for west bound vehicles has not been provided but the necessary visibility for the National Speed Limit of 215m is achievable to the east. The effect of the proposed development upon the Public Highway should be mitigated if the recommended conditions form part of any permission that the Planning Authority is minded to issue in regard to this proposal.
- 5.4 Huntingdonshire District Council's Environmental Health Officer – No objections.

6. REPRESENTATIONS

- 6.1 Cllr Alban and Cllr Bywater – Raised concerns over the proposed development on the following grounds:
- Unsuitability of the access;
 - Contradiction of submitted information regarding increased traffic;
 - Insufficient off-street car parking provision;
 - No toilet facilities for any additional workers and visitors;
 - Requested additional information regarding hours of operations, any lighting and specific details over additional landscaping.
- 6.2 Four letters of objection were received during the course of the application, raising concerns over the following matters:
- Specific use (business or leisure);
 - Impact on character and appearance of the countryside;
 - Highway safety (parking provision, access arrangements);
 - Impact on neighbouring properties amenities (general noise and disturbance impacts, loss of privacy);
 - Impact on neighbouring business;
 - Flooding impacts (surface water drainage);
 - Impact upon biodiversity and loss of trees;
 - Waste disposal and land contamination.
- 6.3 Three letters of support were received during the course of the application, raising the following matters:
- Buildings proposed are low level, typical stables in keeping with a rural setting;
 - The menage proposed is of a usual size and specification for equestrian use;
 - Concerns over matters such as lighting, management of waste, boundary treatments and parking could be dealt with by condition;
 - Surrounding area contains several equestrian establishments.

7. ASSESSMENT

- 7.1 The main issues to consider in the determination of this application are:
- Principle of development
 - Design and Visual Amenity
 - Residential amenity
 - Highway safety
 - Flood Risk and Drainage
 - Biodiversity and Trees

Principle of development

- 7.2 The site is located outside of any built-up area of a settlement and is therefore classified as countryside. Policy LP10 (The Countryside) of the Huntingdonshire Local Plan to 2036 is therefore relevant. Policy LP10 states that development in the countryside will be restricted to the limited and specific opportunities as provided for in other policies of this plan.
- 7.3 This application seeks permission for the erection of stables, formation of menage and a new access. During the course of the application, the applicant has confirmed that the site would be used for hobby/leisure purposes. As such, Policy LP23 (Tourism and Recreation) is considered to be relevant in this instance.
- 7.4 Policy LP23 of the adopted Local Plan states that a proposal for a new leisure use in the countryside will be supported where it can demonstrate the following:
- (a) it is well-related to a defined settlement unless there are robust operational or sustainability reasons why it needs to be located elsewhere;
 - (b) it does not cause harm to, and where appropriate, enhances the ecological, landscape and heritage significance of the proposed location;
 - (c) the impact of the scale, character and location of the development on both its immediate surroundings and the wider landscape are minimised as far as possible;
 - (d) adequate servicing can be provided, including water supply, electricity and for sewage and waste disposal;
 - (e) it will not have an adverse impact on any internationally or nationally designated wildlife site through increased visitor pressure.
- 7.5 The application site is adjacent to other equine and livery uses and is in close proximity to the settlement of Glatton –

approximately 0.4 miles. The keeping and stabling of horses naturally requires an open field setting and whilst the site does lie within open countryside, it is not considered to be in an isolated location. It is therefore considered that the proposal complies with Policy LP23(a). As discussed in following sections of this report, given the appropriate design and scale of the proposal and the screening from existing tree/hedge planting along the boundary to the public highway, the Local Planning Authority are satisfied that the proposal would meet criteria b) and c). The applicant has confirmed that mains water exists at the site. Furthermore, horse manure and bedding will be removed on a regular basis by a licensed waste removal contractor and it is recommended that a condition be imposed to this effect. Lastly, given the site is not located within or in close proximity to an internationally or nationally designed wildlife site. It is therefore considered that the proposal would accord with Policy LP23 of the Local Plan.

- 7.5 Policy LP10 states that all development in the countryside must:
- (a) seek to use land of lower agricultural value in preference to land of higher agricultural value;
 - (b) recognise the intrinsic character and beauty of the countryside; and
 - (c) not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.
- 7.6 The existing land that is the subject of this application is classified as Grade 3 agricultural land (Good to Moderate). Some 98% of the district comprises land within Grades 1 to 3, with 15% being Grade 1 and an estimated 77% of land falling within the definition of best and most versatile land. Policy LP10 clarifies that the best and most versatile land should be avoided where possible. Given there is a limited supply of land of lower grades in the district and the site is on Grade 3 agricultural land, it is considered that the proposed development does not represent an unacceptable loss of agricultural land and any harm that results is very limited.
- 7.7 As discussed in the following section of this report and subject to the imposition of conditions, Officers are satisfied that the proposed development would recognise the intrinsic character and beauty of the countryside and would not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others. As such, the

proposal would meet criteria (b) and (c) of Policy LP10 of the adopted Local Plan.

- 7.8 The application makes clear that the proposal is for private use only and not for a livery or the letting out of grazing for horses for commercial purposes. This is an important distinction because the assessment of the proposals would necessarily be different were this not to be the case. Notably, the use of the access could be more intensive, and more comings and goings generated by a livery could create a different impact upon neighbours. It is recommended that a condition be imposed to stipulate that the proposed development be used for private purposes only.
- 7.9 There are existing stables on site adjacent to the southern boundary. As mentioned earlier in the report, the proposal description has been revised during the course of the application to remove reference to the 'retrospective approval for existing stables'. A condition is recommended to require the removal of the existing stables, following the construction and occupation of the proposed stables.
- 7.10 With the above, the principle of development is acceptable in accordance with Policies LP10 and LP23, subject to all other planning matters being addressed.

Design and Visual Amenity

- 7.11 Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape. This is also reflected in the guidance within the Huntingdonshire Design Guide SPD and Section 12 of the NPPF 2023.
- 7.12 The stables would be located approximately 54 metres from the highway with dense tree planting along the boundary, resulting in limited views of the proposal from the public highway. The scale, design and overall appearance of the stables is considered to be acceptable and would be reflective of development of this nature. As such, the proposed stables are not considered to result in any detrimental impacts on the character and appearance of the existing site, the street scene of High Haden Road or the wider countryside.

- 7.13 The menage would measure 20 metres by 40 metres with an ash and sand base and a hedgerow boundary. The proposed menage is considered to be of an acceptable scale and would not have a harmful impact on the character and appearance of the countryside. Furthermore, the introduction of a hedgerow boundary to the menage would soften the visual impact of the proposal. It is recommended that a condition be imposed on any planning permission granted to secure specific details of the soft and hard landscaping scheme, including the hedgerow boundary to the menage.
- 7.14 Subject to the imposition of conditions, the proposed development is considered to be acceptable in terms of its design and visual impact upon the site, surrounding area and the wider countryside and is therefore deemed to be in accordance with Policies LP10, LP11, LP12 and LP23 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the NPPF 2023.

Residential amenity

- 7.15 Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings. It is noted that representations have been received in objection to the proposals.
- 7.16 The closest neighbouring residential property that is likely to be impacted upon as a result of the proposed development is High Haden Farm, High Haden Road, Glatton. The site is approximately 210 metres east of the neighbouring property of High Haden Farm and livery. Given the distance and single storey scale of the stables, this aspect of the proposal is not considered to result in any detrimental overbearing or overshadowing impacts on the neighbouring properties amenities. Furthermore, the proposal would not result in any overlooking impacts on the neighbouring property of High Haden Farm.
- 7.17 By virtue of the distance, the scale of the proposal and nature of the proposed private use of the site, the Local Planning Authority are satisfied that the proposal would not result in any detrimental general noise and disturbance impacts on any neighbouring properties amenities.

- 7.18 The application states that there are no proposals for floodlights, however, a number of concerns regarding potential lighting of the site have been raised. A condition would be imposed on any planning permission granted to agree any external lighting scheme, to ensure no unacceptable impacts on the neighbouring property.
- 7.19 Concerns have also been expressed regarding the storage of manure on the site. The application states that waste will be managed in a purpose built area from which it will then be collected at regular intervals by a licensed company. The submitted plan shows the location of a 'manure cart' adjacent to the southern boundary with High Haddon Road in front of the existing stables, however, no further details have been submitted. A condition will therefore be imposed requiring the suitable storage and disposal of manure from the site.
- 7.20 The hours of operation have been queried by Cllrs Alban and Bywater. The applicant has since clarified the private use of the proposed stables and menage and therefore officers do not consider that it would be reasonable or necessary to condition the hours of use having regard to paragraph 56 of the NPPF 2023. However, as previously discussed, it is considered necessary to condition that the proposed development be used for private purposes only to ensure the activity associated with the site does not lead to noise and disturbance issues.
- 7.21 Therefore, taking the above factors into consideration and subject to the imposition of conditions, the proposal is considered to be acceptable with regard to its impact on residential amenity and therefore accords with Policies LP10 and LP14 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework in this regard.

Highway Safety

- 7.22 Policy LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements and adequate parking for vehicles and cycles.
- 7.23 The proposed development would be accessed via a new access point off High Haden Road, an unclassified road subject to the national speed limit. The Highway Authority initially objected to the application on the basis that visibility splays had not been shown on the drawing for the existing access. Concerns were

also raised by Cllr Alban, Cllr Bywater, the Parish Council and local residents that the existing access was not suitable for the proposed use. A traffic survey was carried out and following further consultation with the Highway Authority, the proposal for a new access further to the east was put forward as this can achieve suitable visibility splays having regard to the speed of the road.

7.24 Drawing no. 21-2638-4 (received 4th April 2022) shows the details of the proposed access which has been assessed by the Highway Authority and is considered to be of an acceptable width and dimensions and would provide adequate vehicular visibility splays in both directions. It is recommended that a condition be imposed on any planning permission granted to ensure the existing access point is permanently closed to an agreed scheme with the Local Planning Authority. It is also recommended that conditions be imposed to ensure that the new access is constructed to the necessary dimensions and specification as requested by the Highway Authority.

7.25 The proposal also includes the provision of three designated off-street car parking spaces and space for turning to ensure that vehicles can enter the highway in a forward gear. The applicant has clarified that the stables and menage would be used for private leisure purposes only, as such the Local Planning Authority are satisfied with the level of off-street car parking provision. A condition is recommended to stipulate that the development shall only be used by the applicant and their immediate family. The condition will also specify that the development shall not be used for a livery stable or part of any other commercial enterprise as this would likely result in a significantly higher number of vehicle movements which has not been considered as part of this application.

7.26 Therefore, subject to appropriate conditions the proposal is considered acceptable in terms of its impact on highway safety and therefore accords with Policy LP17 of Huntingdonshire's Local Plan to 2036 and Section 9 of the NPPF 2023.

Flood Risk and Drainage

7.27 The site is at the lowest risk of flooding according to the Huntingdonshire Strategic Flood Risk Assessment 2017 and Environment Agency Flood Map for Planning (Flood Zone 1) and the proposal is for minor development. Accordingly, the sequential and exceptions tests for flooding nor the submission

of a flood risk assessment are considered necessary in accordance with the NPPF 2023 and the National Planning Practice Guidance.

- 7.28 Concerns have been raised through consultation with neighbours regarding the lack of information in respect of drainage. Given the minor scale of development, officers are satisfied that full details of the surface and foul water drainage can be secured by way of suitably worded condition should permission be granted.
- 7.29 Overall, the proposal is considered to be acceptable with regard to its impact on both flood risk and surface water and therefore accords with Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the NPPF 2023.

Biodiversity and Trees

- 7.30 Paragraph 174 of the NPPF (2023) states planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible.
- 7.31 The proposal includes the provision of new native hedgerows on the western boundary of the site as well as surrounding the proposed menage. Whilst the proposals do not indicate any measures for biodiversity enhancement, given the nature of the proposed development, and the additional landscaping proposed, the Local Planning Authority are satisfied that the proposal would ensure no biodiversity net loss. It is also worth noting that Local Planning Authorities records indicate no presence of protected species in the area.
- 7.32 The proposed stables are considered to be of sufficient separation from the adjacent trees and hedgerows that there would be no significant impacts. The location of the new access to the site will require the removal of a section of existing hedgerow and trees. However, this will be offset by the closing of the existing access and the additional landscaping proposed. The trees and hedgerows have no formal protection in terms of planning control and are not considered to be of significant quality such that precautionary protection measures are not considered necessary.

7.33 Overall, subject to the imposition of conditions, the proposal is deemed to be in accordance with Policies LP30 and LP31 of Huntingdonshire's Local Plan to 2036 and Section 15 of the NPPF 2023.

Conclusion and Planning Balance

7.34 The proposed development is considered to be compliant with the relevant national and local policy as it is:

*Acceptable in principle

And it:

* Is of an appropriate scale and design;

* Would not be detrimental to highway safety in the locality;

* Would not result in an increased risk of flooding in the locality;

* Is acceptable with regards to the impact on biodiversity;

*There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.

7.35 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

8. RECOMMENDATION – APPROVAL subject to conditions to include the following:

- Time limit
- Approved plans
- Materials as stated on application form
- Use for private purposes only
- External lighting scheme
- Storage of manure and scheme for manure removal
- Surface water drainage details
- Hard and soft landscaping
- Closure of existing access
- Details of vehicular access gates
- Access width
- Provision of parking and turning area
- Access specification
- Visibility splays
- Access drainage measures
- Access radius kerbs
- Access surface
- Existing stables removed after proposed stables occupied

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER: Lucy Pateman (acting on behalf of Jennifer Wallis) lucy.pateman@huntingdonshire.gov.uk

Parish Council Planning Consultation

21/02045/FUL | Erection of stables, formation of menage and retrospection approval for existing stables | Land East of High Haden Farm High Haden Road Glatton

To whom it may concern

Glatton Parish Council recommend refusal of the above-mentioned planning application for the following material planning reasons:

1. Highway Safety

The access to the field from the Highway is inadequate for the proposed venture which has already begun. There are currently four stables on the site and even with this amount of stables the vehicles delivering supplies to the site and those parked on the site in the access entrance during both day light and night time hours are already presenting a danger. The access is not large enough for the large vehicles which are forced to encroach onto the adjoining highway. The access is a single farm gateway onto a small country road on a blind bend and at the brow of the hill with the national speed limit of 60 mph. The road is unlit. Vehicles travelling along High Haden Road cannot see any vehicle sticking out into the road until the last moment with the potential dangers this presents to the travelling vehicles especially if another vehicle is travelling in the opposite direction on the narrow road. The addition of a further seven stables with increased traffic coming to and from the site can only add to this problem.

The sight line for large vehicles and horse boxes from the access is also inadequate. Turning in and out of the site is very difficult.

At the very least a Highway report must be carried out.

2. Car Parking

The planning application states that there are three car parking places with no plans to add more provision for parking. The current parking arrangements are inadequate with vehicles being forced to park in the access entrance to the field. With the addition of seven more stables and therefore at least 11 horses in total requiring additional workers (referred to in the planning justification statement) the arrangements for parking are totally inadequate. Cars may then be forced to park on the Highway which will inevitably increase the Highway dangers.

3. Waste Storage and Collection

In the planning application there is no provision for the storage/disposal of waste. There must be proper provision for the proper storage and removal of the manure and accompanying waste produced by 11 horses which if not properly dealt with could potentially contaminate the water supply.

4. Loss of privacy and noise

The accompanying land is owned and operated by High Haden Livery, which operates a livery business and a business training difficult, highly strung horses and for which all planning consents have been obtained and fully complied with. The venture currently already begun at the adjacent site and subject to this planning application is already making the business training the horses at High Haden Livery increasingly difficult. Any increase in horses and the proposed menage and the resulting increased activity will only increase the current issues of noise and loss of privacy being experienced at High Haden Farm and make that business potentially impossible to continue.

The Parish Council have the following additional concerns relating to this planning application:

1. The Planning Justification Statement refers to a family run venture/ enterprise which suggests a commercial business being carried out from the premises. It has been brought to the attention of the Parish Council that this is in fact the case with the sale of horses, advertising the training and breaking of horses and horse-riding lessons being carried out at the site. The bee hives referred to in the statement in fact belong to Earthy Roots in Peterborough. They manage the bee hives and take the honey to be processed and sold nationwide via their web site at www.EarthyRoots.co.uk.
2. The Planning Justification Statement refers to additional workers. There appears to be no provision being made for the welfare requirements with toilets/ washing facilities and resulting foul drainage requirements for either the owners, additional workers or visitors to the property.
3. The Planning Justification Statement refers to heritage breed horses, rare breed sheep and pigs. The horses currently housed at the site are traditional gypsy cobs or cobs which is a breed forming the largest population of horses and not recognised as a breed by DEFRA until 2012. It is not a heritage or rare breed. There are sheep in the field and it has been used for many years as a field for grazing sheep. There are no pigs and indeed any pigs at the site would require an additional County Parish Holding Number (CHP number) and be subject to further regulation by DEFRA.
4. The applicants refer to two sites the site at Glatton and one at Ramsey Heights. It is understood that the site at Ramsey Heights has become unsuitable. However, it is known to the Parish Council that there is a further site at Luddington in the Brook and it is not clear why this site has not been referred to in the statement and why this site is not being looked at as a potential site for the family venture/ enterprise as it may be more suitable than both the Ramsey Heights site or Glatton site.

5. Environmental Impacts:

- i) The current four stables which have already been built are built directly onto the soil with no foundations. There is a concern that the applicants intend to build the further seven stables in the same way which is unsatisfactory and leads to contamination of the ground because the bedding etc cannot be cleaned away sufficiently.

ii) The Justification Statement refers to the grassland being kept “in good health”. With 11 horses and a flock of sheep (and potentially pigs) the remaining grass land of 3 acres cannot support that amount of livestock which is approximately at least half an acre per horse.

iii) There are further concerns around potential flood lighting around the menage and any impact this might have on the surrounding environment.

We would ask the planning committee to take all these matters into consideration when reviewing this planning application.

From: [Tim Alban \(Clr\)](#)
To: [REDACTED]
Cc: [REDACTED]
Subject: Comments regarding 21/020405/FUL
Date: 08 November 2021 17:43:01

Dear [REDACTED]

I would like to make the comments listed below on the above application.

SITE ACCESS

Planning permission for the current access appears to have been granted in 1978 and whilst it may have been suitable for agricultural use, I am concerned it is not suitable for proposals in this application, which the Planning Justification Statement describes as a "rural enterprise".

There appears to be a contradiction in Section 4 The Proposal of the Planning Justification Statement which states that the "proposals as submitted will not increase the volume of vehicular traffic to and from the site" yet goes on to refer to "additional workers and occasional visitors" as well as their vehicles.

LAND DESIGNATION

I understand that the land in this site is designated for agricultural and whilst it seems some of it will be kept for grazing animals, I believe the proposed menage and stables may require a change of use to equine business, as the Planning Justification Statement refers to an investment in "the growth of " the "enterprise".

PARKING AND FACILITIES

There appears to be no reference to toilet facilities for "any additional workers and occasional visitors" referred to in the Planning Justification Statement; I question whether 3 parking spaces for "any additional workers and occasional visitors" will be sufficient.

FURTHER CLARITY

I suggest there needs to be further formal clarification of the following before this application is determined:

Proposed hours of operation

Proposals for any lighting, especially associated with the menage

Details and timescale for proposed additional landscaping

Kind regards,

Tim

Tim Alban

District Councillor for Stilton, Folksworth & Washingley Ward

(First contact for residents in Stilton, Folksworth & Washingley, Holme, Denton & Caldecote, Great & Little Gidding, Glatton and Connington).

Tel: [REDACTED]

www.facebook.com/TimAlbanForStiltonWard

(If you are a resident of Sibson-cum-Stibbington, Elton, Alwalton, Morborne, Haddon, Water Newton or Chesterton, please contact my fellow ward councillor Marge Beuttell in the first instance via marge.beuttell@huntingdonshire.gov.uk)

From: [Simon Bywater Cllr](#)
To: [REDACTED]
Cc: [REDACTED]
Subject: 21/020405/FUL comments high haden Road Glattton
Date: 10 November 2021 13:13:14

Dear [REDACTED]

I would respectfully request that my comments are considered under the aforementioned application ref.

I have some concerns and reservations over this application

The site is designated agriculture land and I believe this change of use is not within the local plan and will require a change of use to equine business, as the Planning Justification Statement refers to an investment in "the growth of " the "enterprise".

Access to the site seems to have been granted in the late 1970s . I would have to question this and raise safety concerns when it is to be used for more than agricultural use and believe it is not suitable for proposals in this application. I base this assumption that there will ultimately be "additional workers and occasional visitors" as well as their vehicles if approved and therefore current access is inadequate. The access is unlit, and on a brow of a hill located close to a corner of the highway.

There are no references to toilet facilities for "any additional workers and occasional visitors" referred to in the Planning Justification Statement; and 3 parking spaces for "any additional workers and occasional visitors" appears inadequate.

I would also question and seek further clarification on the following points before determination is considered.

What are the proposed operation hours.

Light contamination from such a mixture of buildings on site?

Water contamination and risk of manure stacking – What mitigation will HDC request as part of this application?

Noise impacts of this site to adjacent properties associated to proposed hours of operation.

Please could you kindly acknowledge receipt

Kind regards
Simon

Cllr Simon Bywater

“Be motivated, Be adventurous, Be efficient and Be Excellent”

Sawtry and Stilton Division

Cambridgeshire County Council

[REDACTED]

Development Management Committee



Scale = 1:2,248

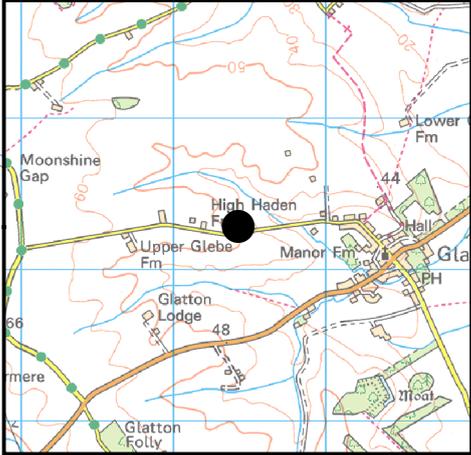
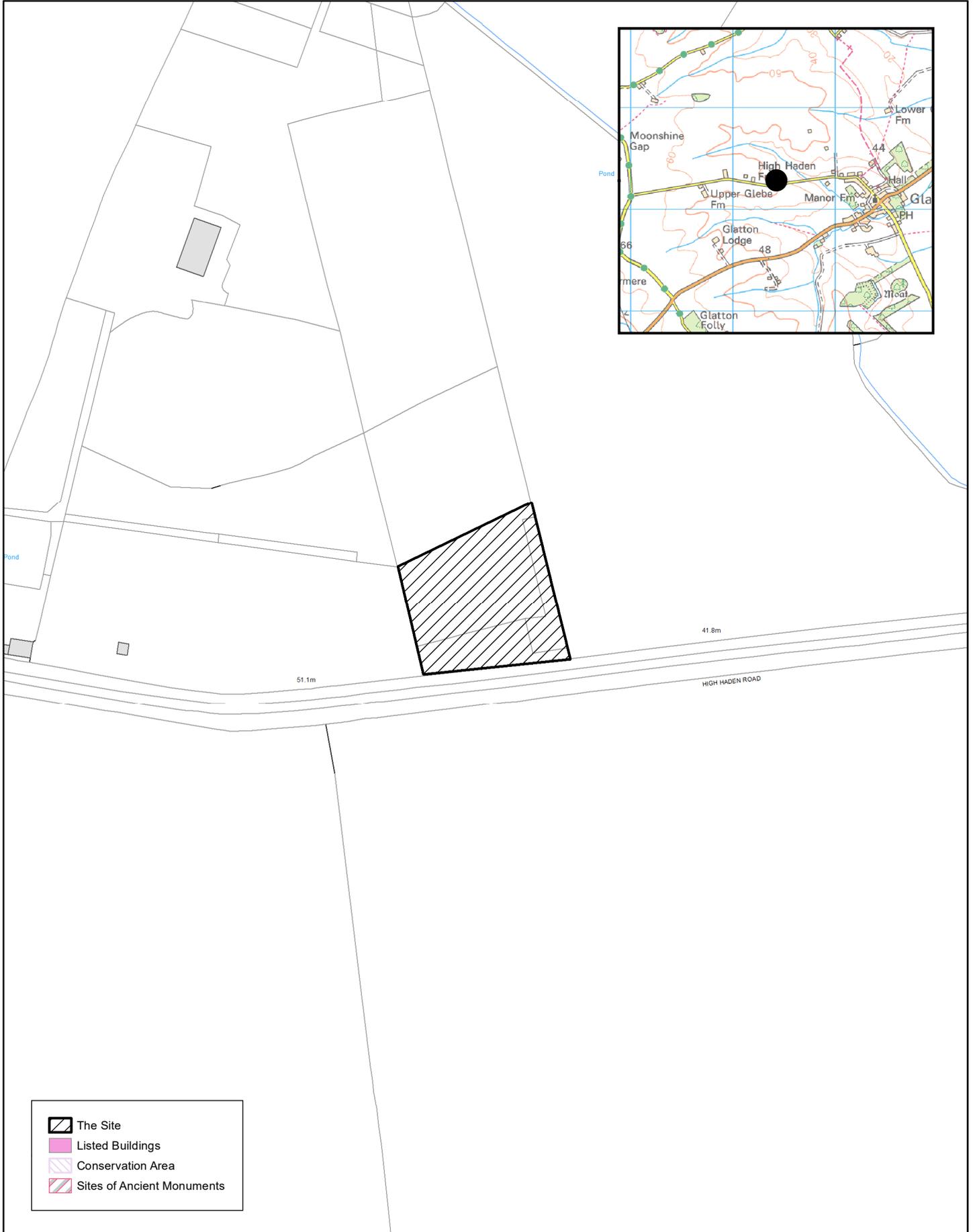
Date Created: 27/09/2023

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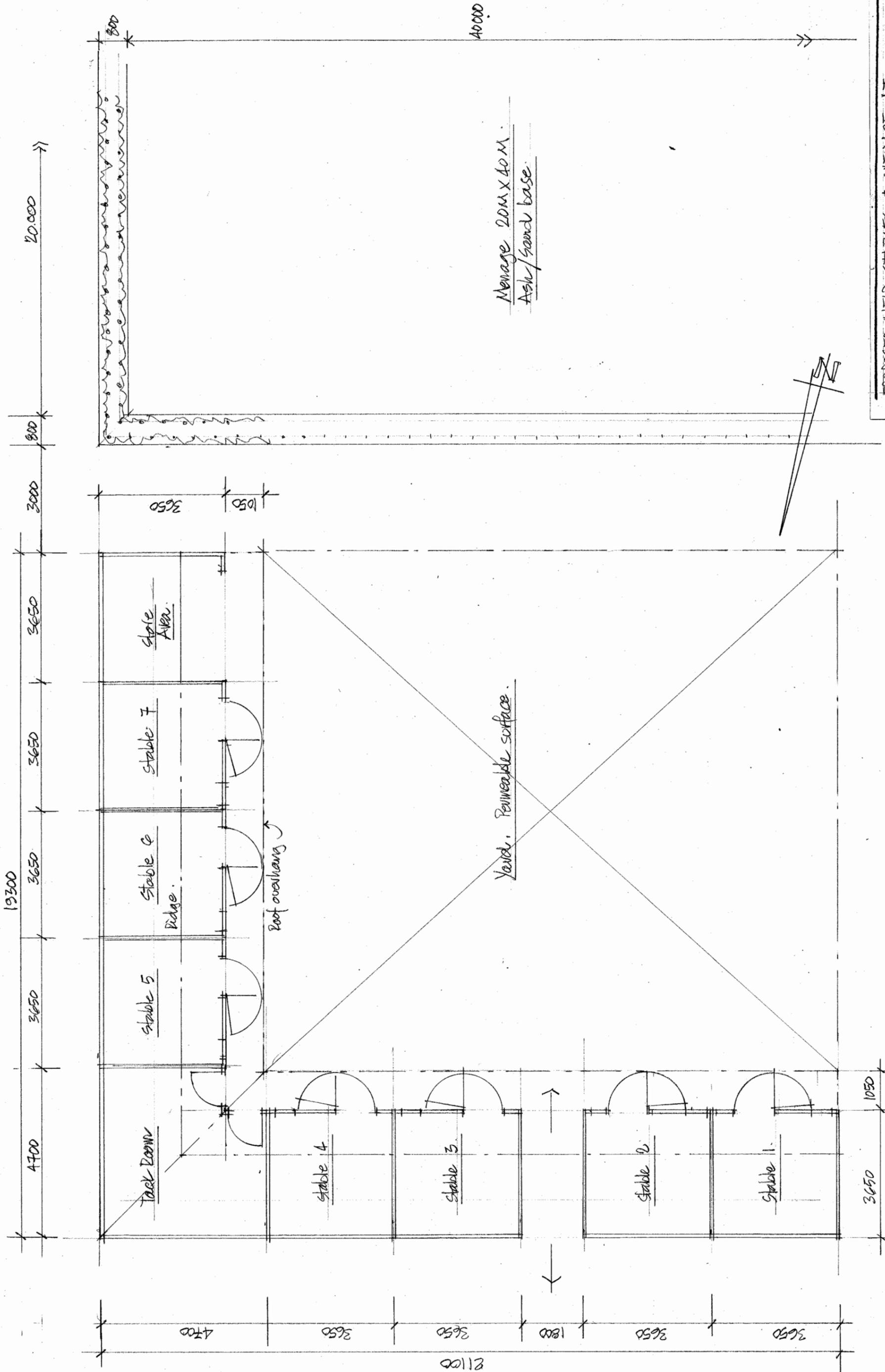
Location:Glatton



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-  The Site
-  Listed Buildings
-  Conservation Area
-  Sites of Ancient Monuments



Mangege 20M x 40M
Ash/Sand base

Yard: Permeable surface

LAYOUT PLAN OF STABLES & YARD & RELATIONSHIP TO MANGEGE



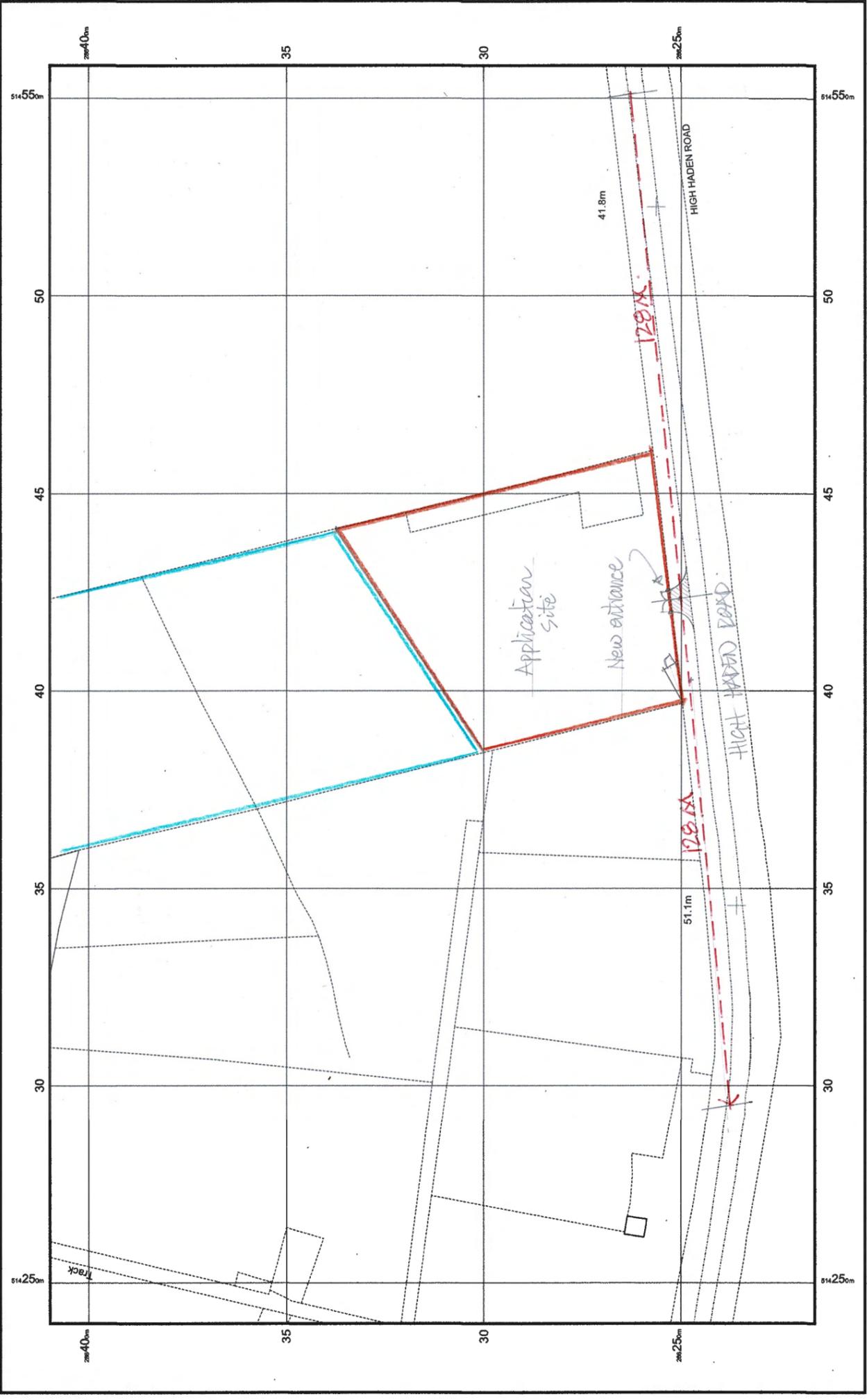
SCALE 1:100

PROPOSED NEW STABLES & MANGEGE AT
LAND AT HIGH HADEN ROAD, GLATTON, GAMES.
LAYOUT PLAN OF STABLES

Vincent & Associates
Designers & Building Consultants
Fenwick, 40a Church Street, Holme, PE7 3PB
Tel/Fax: 01487 830999 Email: k.vincent@v2a.net

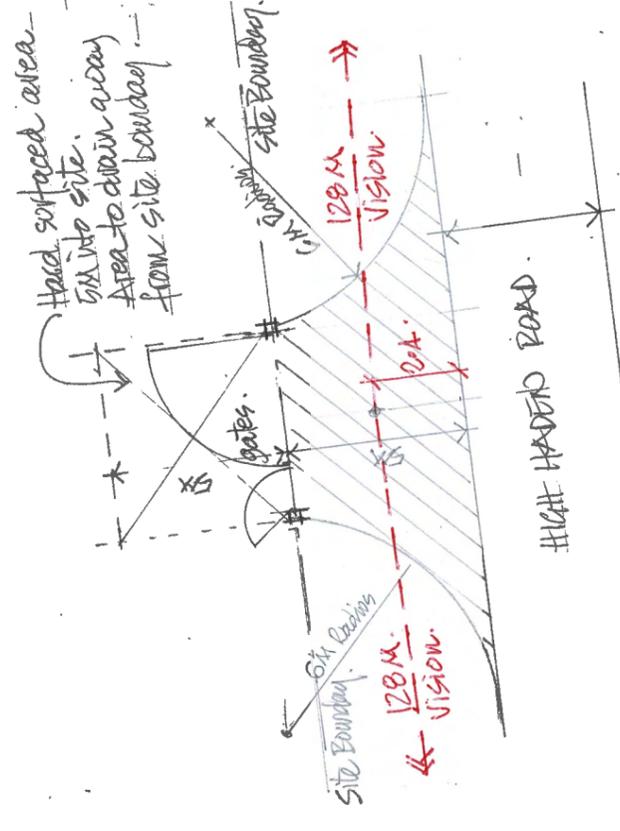


1:100 @ A3
August 2021
21-2030-2



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Hatched area to be constructed to Combs CC Highways specification.

New Entrance detail. 1:200

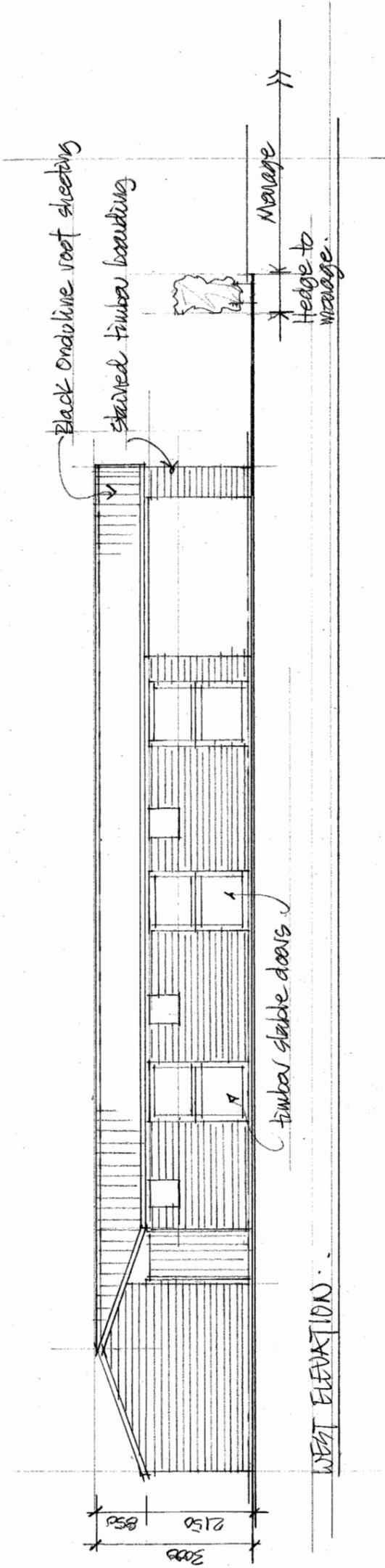
SITE LAYOUT SHOWING VISION SPLAYS. 1:1250

PROPOSED NEW MEARAGE & STABLES AT HIGH HADEN ROAD, GLATTON, CAMBS.
SITE LAYOUT SHOWING VISION SPLAYS & ENTRANCE DETAILS.

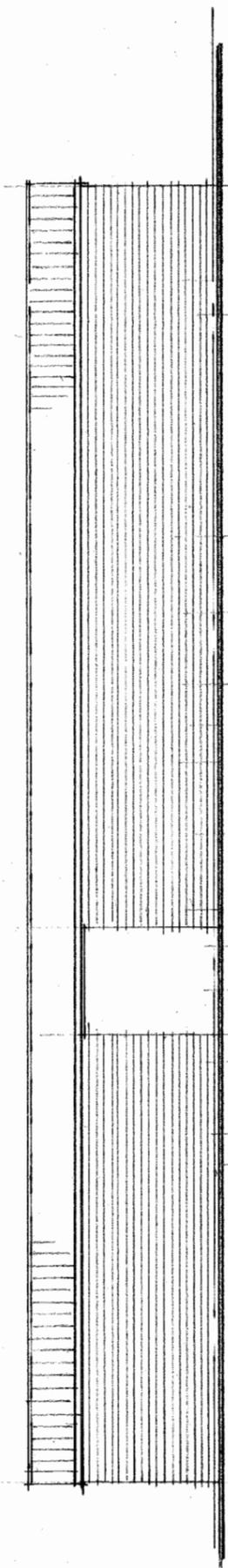
Vincent & Associates
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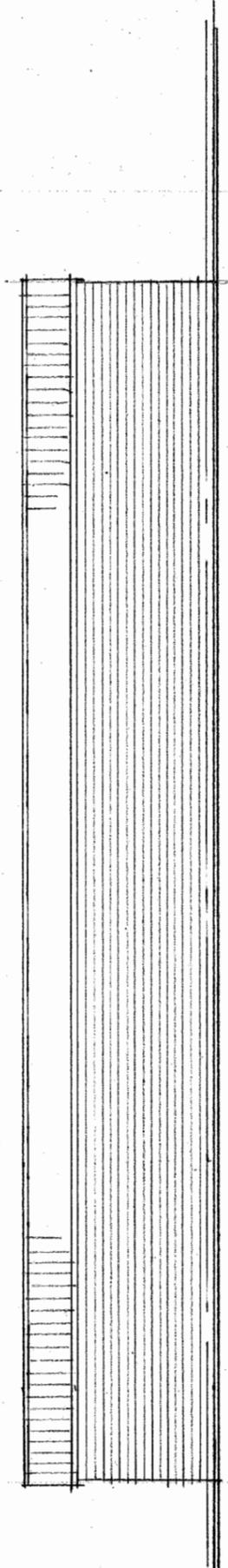
1:1250 1:200
APRIL 2022
01-2038-4



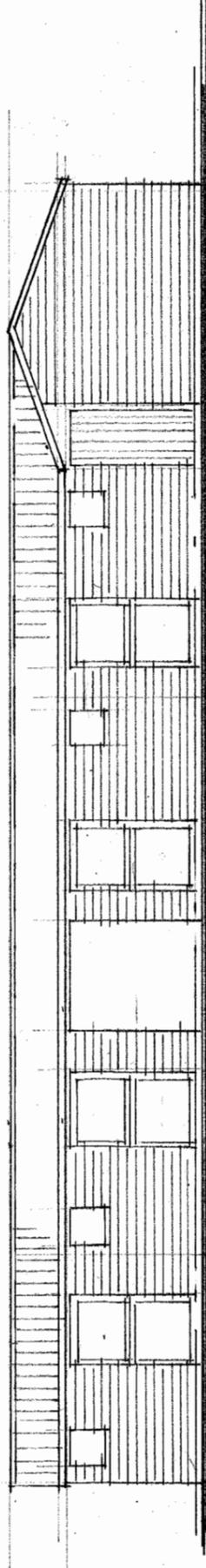
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



SCALE 1:100

PROPOSED NEW MENAGE & STABLES AT
LAND AT HIGH HAYDO ROAD, GLATTOO, GAMBES.
STABLE BLOCK ELEVATIONS

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VA 1:100 @ A3
 AUGUST 2021
 21-2638-3