## Jane Steel

**From:** planning@hinckley-bosworth.gov.uk
**Posted At:** 12 November 2010 15:31
**Conversation:** ConsulteeAccess for Planning - Application Comments (10/00590/FUL)
**Posted To:** Planning Application Comments

**Subject:** ConsulteeAccess for Planning - Application Comments (10/00590/FUL)

ConsulteeAccess for Planning - Application Comments (10/00590/FUL)

"Groby Parish Council" has used the ConsulteeAccess for Planning website to submit their comments on a Planning Application. You have received this message because you are the Case Officer for this application or because this is a designated mailbox for ConsulteeAccess comments submissions.

ConsulteeAccess for Planning - Application Comments for 10/00590/FUL "Groby Parish Council" you have been sent this email because you or somebody else has submitted a comment on a Planning Application to the planning department using your email address.
A summary of your comments is provided below.
Comments were submitted at 12/11/2010 15:30:40 from parishclerk@groby.com Application Summary
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Application Number: 10/00590/FUL
Address:
Land At The Rear Of
34 Fern Crescent
Groby
Leicester
Leicestershire
LE6 0BE
Proposal:
CREATION OF NEW ACCESS,FORMATION OF NEW MENAGE, REPLACEMENT STABLE BLOCK AND ERECTION OF GARAGE FOR HORSE TRAILER BOX Case Officer:
Sarah Fryer
Customer Details
---
Name:
Groby Parish Council
Address:
empty
Comments:
The Parish Council strongly objects to this application on the following grounds:-

Highways - The application requires a new entrance to be formed off the dangerous A50 dual carriageway at a point where the national maximum speed limit is applicable. This would significantly add to the highway dangers at that point potentially increasing the risk of an accident due to slow moving traffic vehicles from the Leicester direction such those towing horse trailers, large horse boxes and caravans having to slow to an almost stop for the safety of horses being carried and having to partially "swing" out into the overtaking lane to be able to turn into the site. In addition access will be required to the site from the Leicester bound carriageway and the application proposes that this slow moving towing traffic crosses the central reservation into the site, this should not be permissible due to the speed and ever increasing volume of traffic on the A50. Furthermore, the Parish Council is seriously concerned that Leicester bound traffic having to turn away from Leicester to exit the site will either attempt U turns at the crossing point currently used by Quinto Crane or alternatively form a "rat-run" along narrow and congested estate roads by turning right at the Lena Drive traffic lights, where there is no safe dedicated right turn lane, with this slow moving traffic rejoining the A50 dual carriageway from Wallace Drive. The Parish Council at this point wishes to point out that there is clear evidence that the applicant intends to establish a commercial Livery and Equestrian centre and considers that the traffic levels created by this new business with an

access off the A50 dual carriageway will be at a significant level, particularly if organised events are held, as is very likely at the "international size ménage". Such events if held would attract spectator traffic as well as contestants/participants and this could also lead to additional unacceptable congestion on Fern Crescent as the application for a "Riding Centre" (the description being an inadvertent slip) clearly refers to a pedestrian access from Fern Crescent. Why the need to refer to a pedestrian access from Fern Crescent if the application is solely for the domestic use of the applicant who will be living at 34 Fern Crescent? Surely, the domestic access from within a property to its' back garden or rear paddock would not normally have to be referred to in a planning application.
The Parish Council also wishes to point to the conditions of the earlier planning consent 82/0648/4 which required use to stop and the site to be cleared after the temporary permission had expired, this was not followed by any new application to renew the consent. There is also the fact that this was very low level personal use by a previous owner of the site at a time prior to the construction of the A46 Leicester Western Bypass when traffic on that stretch of the A50 was at considerably lower levels. The Parish Council would also like to point out that this unauthorised use had not continued without break prior to the purchase of the land by the applicant.

General Grounds for Objection:

In the 2009 HBBC LDF Site Allocations and Generic Development Control Policies Development Plan Document Consultation Draft Preferred Options - Appendix 6 Alternative Options considered, the application site is assessed under reference 270 and the Parish Council wishes to refer to points raised "The SHLAA provides evidence that the site is of ecological interest and when providing other justification for non-development, the Directions of Growth Document 2007 argues that there is a need to avoid development in or adjacent to these sites" and "entrance points off the A50 have been rejected due to highway concerns".

It is interesting to note that the SHLAA assessment does not refer to any existing use or current as a "Riding Centre", "Livery Yard" or "Equestrian Centre".

The Parish Council wishes to place on record the claims of the applicant that a premium was paid for site as a commercial business and that the applicant intends to establish a commercial Equestrian Centre/Livery business.

Not only must this be unacceptable in Highway terms, it is contrary to the planning principle established in 82/0648/4 and such increased use and intensive grazing by the horses accommodated by 13 stables would certainly degrade the ecological importance of the site as identified in the SHLAA assessment.

The Parish Council does not believe that any planning condition to restrict the use of the site to personal and domestic use could be enforced due to a lack of enforcement resources and the burden of proof required to establish that payment is being taken for services being provided and that this should be viewed in the context of the evidence that statements have been made by or on behalf of the applicant that a premium was paid for the site having been purchased as a commercial business, the site was purchased with the intention to establish and expand an Equestrian Centre/Livery Yard business.

Additional Objections:

The number of stables proposed and the number of horses these stables will accommodate will be too much for one person (particularly a mother with small children) to feed, groom, muck out and exercise. Therefore, staff will have to be employed and toilet and washing facilities will have to be provided, as well as additional parking.

Effluent will also be generated by washing out stables, yet the application only offers a cesspit which is clearly unacceptable, particularly on such a sloping site. The absence of a proper drainage and effluent containment system could have a detrimental affect on the ecological balance of a site containing important flora and

fauna.

The Parish Council wishes to draw attention to the "loose" wording in section 4.0 (p.2) of the design and access statement "The building has been positioned to form a compact centre for equestrian training and improvement", Surely, this suggests a commercial purpose? The "loose" wording in section 7.0 (p.2) "The intention is for the building to form a cohesive unit together with the ménage, for the purpose of equestrian training and development of rider skills". This again could suggest a commercial objective as "rider skills" could easily mean multiple riders as the application and the design and access statement carefully avoids any reference to whether the application is for individual personal use of the applicant (which the earlier expired consent was restricted to) or business/commercial use, other than the reference in the planning application form at section 14 where the existing use is claimed as "Riding Establishment" that in itself suggests commercial use.

From the claims and statements made by the applicant or his representatives, Groby Parish Council is in no doubt that the purpose of the application is to establish a commercial Equestrian/Livery Yard business and has further concerns that if this application is granted that the proposed access road will establish the principle of development and that if sold in the future the use could be expanded and that applications could follow for residential use of the site (initially for "staff") to support the use of the site and care of the horses, this could be caravans or static mobile homes which would then require services to be brought into the site. This is not acceptable off the busy A50 dual carriageway!

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