

## **BRECKLAND COUNCIL**

### **DEVELOPMENT CONTROL COMMITTEE – 16<sup>TH</sup> FEBRUARY 2009**

#### **REPORT OF DEVELOPMENT SERVICES MANAGER**

(Author: Viv Bebbington, Senior Development Control Officer)

#### **BRETtenham: HOME FARM**

**Applicant: Mr P Hodson, Nunnery Stud**

**Reference: 3PL/2008/1419/F**

#### **DEFERRED ITEM REPORT**

This report concerns a planning application for change of use of land from agricultural to equine use and the construction of an all weather gallop and two isolation stable blocks, each containing 6 boxes. The application was considered by members on 26<sup>th</sup> January 2009, but was deferred. Members wished to establish whether some agricultural use of the land could be maintained within the site whilst also being used for the purposes sought. Full details of the application are set out in the original committee report (attached).

The applicant has confirmed that he requires the central area of the gallops to be used as grazing area for the horses which are stabled in the proposed stable blocks adjacent the proposed gallops. The stables are to be used specifically as isolation units. The applicant has indicated that bio security is of the highest importance. All newly bought horses together with horses returning from competition are isolated from the remaining horses for a period of two weeks to ensure that any disease threat is spotted and treated before it infects the rest of the horses. The applicant has confirmed that when horses are not on the premises the area within the gallops will be grazed by sheep.

The grassed area within the gallops will have post and rail fencing. The gallop will have no racing rails. The applicant has confirmed that the perimeter area around the outside of the gallops will be maintained as a wildlife buffer zone and separated from the gallops by timber and wire fence.

The stables are well related to the existing buildings and are not visually intrusive in the landscape. The site is bounded to the east and west by mature hedging and trees. Views from the A1066 are limited. The proposal will not have a significant effect on the rural character of the area.

In terms of bio diversity, the site is outside Special Preservation Area and the buffer zone for the Stone Curlew. The RSPB have no records of stone curlews on the site and have no objection to the proposal, however they have asked the applicant to adopt a management plan that could increase the habitat for stone curlews. Natural England has raised no objection to the proposal. The Council's Habitat Regulations Consultant (LDF) has confirmed that the change in the use of the land is unlikely to have an impact on the use of the land by Stone curlews.

**RECOMMENDATION:** It is recommended that the application is approved subject to conditions.