



TOWN AND COUNTRY PLANNING ACT 1990

## PLANNING DECISION NOTICE – PERMISSION

**S6/2013/2275/MA**

**Retention of 8 floodlights serving the south manege; retention of the north manege; and retention of 4 stable buildings**

**at: Park Farm Equestrian Centre Northaw Road West Northaw P** Carriage Return

### Agent Name And Address

Mr Neil Davis  
Davis Planning  
19 Woodlands Avenue  
Wokingham  
RG41 3HL

### Applicant Name And Address

Shelfside Holdings Ltd  
c/o Davis Planning  
19 Woodlands Avenue  
Wokingham  
RG41 3HL

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **PERMIT** the development proposed by you in your application received with sufficient particulars on 31/10/2013 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: In order to comply with Section 91 of the Town and Country Planning Act (As amended)

2. The development/works shall not be started and completed other than in accordance with the approved plans and details: PK\_001\_00\_sheet 1 of 2 & PK\_001\_sheet 2 of 2 & PKFM\_001\_005 received and dated 31 October 2013 unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

3. The use of the 8 floodlights serving the south manege; the use of the north manège; and the use of the 4 stable buildings hereby permitted shall cease and structures, equipment and materials brought on to the land for the purpose of such uses shall be removed within one month of the date of failure to meet any one of the requirements set out in (i) to (iv) below:-

(i) Within 3 months of the date of this decision schemes shall have been submitted for the written approval of the Local Planning Authority for:

## Continuation ...

a) a scheme for the installation and permanent retention of light cowls shall be submitted to the Local Planning Authority for its written approval;

b) a scheme for the collection, containment and frequency of removal of the manure shall be submitted to the Local Planning Authority for its written approval;

c) a timetable for implementation of a) and b) above.

(ii) Within 6 months of the date of this decision the above schemes shall have been approved by the Local Planning Authority, or if the Local Planning Authority refuses to approve the schemes, or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made, by the Secretary of State.

(iii) If an appeal is made pursuant to (ii) above, that appeal shall have been finally determined and the submitted schemes shall have been approved by the Secretary of State.

(iv) The approved schemes shall be carried out and completed in accordance with the approved timetable.

REASON: To comply with the requirements of the Wildlife and Countryside Act and Habitats Regulations; to protect species of conservation concern; and to maintain the character of this part of the countryside in accordance with the requirements the National Planning Policy Framework; to ensure that risks from contamination to the users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and others off site in accordance with Policy R7, R11, R20, RA10, RA24 and D2 of the Welwyn Hatfield District Plan 2005

### REASONS FOR APPROVAL

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Councils website or inspected at these offices).

### INFORMATIVE

No burning of straw and horse manure shall take place on site; all waste must be removed and taken to a suitably licensed waste site. Please note that small bonfires, consisting of cleared vegetation only, are permitted as long as they do not cause a statutory nuisance to neighbouring properties.

**Date:** 06/02/2014



**Continuation ...**

Tracy Harvey  
Head of Planning