

**30.9.2016**

**S.16/1879/FUL Barton End Stables Upper Barton End Lane, Horsley, Stroud, Gloucestershire, GL6 0QF Retrospective application for mobile home, land change of use from agricultural to equestrian, stables and cafe/staff room.**

The Cotswolds Conservation Board recognises that Barton End Stables is a well used and well established equestrian business.

However, the Board has been contacted by a number of local residents asking it to respond to this application as the level of activity and number of horses is well above the original planning permission.

The Board requests the Council consider requesting more information (see below) and the planning application is considered in the light of the Board's Adopted Position Statement on the Keeping of Horses (see attached):

- Details of equine waste disposal should be agreed (no burning on site).
- The highways authority should comment on the level of activity given the restrictions of the local highway network.
- The cafe should only be an ancillary use associated to the main business trading only for staff and visitors to the site.
- Ancillary car parking and external storage areas seem to have grown outward (as compared to the original planning application). These should be shown clearly on the site plan so that these areas can be assessed, controlled and an appropriate landscaping scheme implemented.
- There also appears to have been new access tracks which have not be included within this application.
- The "best practice" notes within the Cotswolds AONB Position Statement should be considered by the Council before forming a decision on this application.
- The Council should fully assess the need for the residential element within the mobile home. Only if a proven financial and functional need is found by the Council, its use should be strictly controlled by planning conditions as being only for ancillary purposes to the main use and given a temporary consent to allow its future removal when no longer required.

Of note Paragraph 115 of the NPPF confirms that "great weight" should be given to conserving landscape and scenic beauty in AONBs