

WYRE FOREST DISTRICT COUNCILPLANNING COMMITTEE12TH JUNE 2012**ADDENDA AND CORRECTIONS**

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
<p>PART A</p> <p>11/0664/FULL</p>	13	<p><u>Applicant's Agent</u> - New House Farm is a 20 year old commercial equestrian business that employs 6 people and stables 38 horses. Other businesses also operate from the farm. The manège was created 10 years ago and is externally illuminated by three high-level lights fixed to the adjacent stable building. The lights face away from houses, are fitted with cowls and tilted so that light only falls onto the manège. There are no lighting columns. Riders turn the lights on and off only when the manège is in operation.</p> <p>A planning condition prohibits external lighting of the manège. The proposed variation of condition seeks to retain the lights and prevent their use between 9pm and 6.30am. A 9pm cut-off reflects the current pattern of use and the business refutes allegations that late night gatherings have taken place at the premises.</p> <p>A lighting survey and bat survey accompanies the application. Your Environmental Health and Conservation Officers both have no objection on the grounds of light pollution to local residents or wildlife.</p> <p>External illumination of the manège has an important role to play in supporting the viability of the equestrian business. Without these lights, the manège cannot be used safely later than 5pm in the winter months. Many clients are at work until late afternoon and can only exercise their horses in the early evening. Other livery clients prefer to exercise their horses before work; that is, from 6:30am to 8am. It is impractical to site the mirrors elsewhere due to their relationship with nearby traffic, wind and gate positioning.</p>

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		<p>A manège that closes at 5pm and opens at 8am in the winter months is severely debilitating to the commercial viability of the business. If this were to occur, some existing clients may cease their patronage of New House Farm and transfer to another livery yard in the locality that does offer evening and morning manège activity under floodlights.</p> <p>Mirrors are fitted to the manège in order to help riders see themselves during exercises. The mirrors are entirely lawful and are not part of this planning application. Even so, any reflected light from the mirrors will have minimal impact on houses located over 100m away, a matter accepted by your Environmental Health Officer. Indeed, many houses and amenities on Belbroughton Road such as Blakedown tennis courts are lit by external lights within their own back gardens.</p> <p>Therefore I ask you to support the recommendation of your officers and grant planning permission to retain the lights, limited to use between 6.30am and 9pm.</p>
12/0127/FULL	19	<p><u>Add additional Condition</u> – Details of fencing to be agreed</p>
12/0144/FULL	28	<p><u>Applicant</u> - Refers to the recent inclement weather and having four goats in an 8 x 4 shed which, whilst providing sufficient space for shelter is not considered large enough to allow the animals to be locked away at night. It is reiterated that the goats produce minimal odour and cause very little noise. At present the pigs are located to the front of the site as far as possible from no. 29 Castle Road in order to minimise any impact on the occupants of the property. It is also reiterated that the entire site would be laid to grass</p> <p><u>Add additional Condition and Reason</u> – The existing building to the rear of the site which currently accommodates goats shall be removed within 2 months of the commencement of the construction of the main goat shed as indicated on the approved plan. Reason To retain the openness of the Green Belt.</p>

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
PART B		
12/0245/TREE	48	<u>Application</u> DEFERRED
12/0279/FULL	54	<u>Application</u> DEFERRED