

**MINOR UPDATE**

<b>Application No:</b>	<b>DC/17/00830/FUL</b>
<b>Site:</b>	<b>Stampley Moss Farm Thornley Lane Rowlands Gill NE21 6LB</b>
<b>Proposal:</b>	<b>Proposed outdoor equestrian training arena (additional information received 20/09/17 and amended plan received 17/10/17).</b>
<b>Ward:</b>	<b>Winlaton And High Spen</b>
<b>Recommendation:</b>	<b>Refuse Permission</b>
<b>Application Type</b>	<b>Full Application</b>

**Reason for Minor Update****Further representations made**

**A letter of support has been received from Northumberland Sport. The representation also includes a copy of a survey explaining the general wider future intentions of the applicant at the application site and the responses received. The agent has confirmed that the document does not form part of the application in terms of the use proposed; therefore, the proposed use described in the main report has not changed.**

**The representation states that the applicant coaches at elite level but also works with those less fortunate. The letter claims that the proposed arena would not be used as a riding school, competition arena or livery yard, but solely as a training arena to coach riders with their own horses, exercise her private horses whilst providing some free education.**

**The representation lists personal qualities of the applicant and claims that the applicant is unique and is the most highly qualified Showjumping coach in the UK.**

**The application proposes the change of use of the land that would not fall within the exceptions in paragraphs 89 or 90 of the NPPF, so would be inappropriate development within the Green Belt in the absence of very special circumstances.**

**As in the main report, national guidance advises development is not normally justified on planning grounds because of who would benefit from the permission. Planning permission runs with the land and planning cannot control the ownership of land. Therefore, if planning permission was granted, the land could be lawfully used in the future as a training arena by an individual who did not have the same (or similar) status, students/participants, connections/affiliations and ambition/approach for the facility.**

**The representation states that due to high hire costs of the arena that the applicant currently rents in Northumberland, providing affordable lessons and voluntary work is unsustainable. The letter also states that the proposal site in Gateshead is more sustainable and accessible than the location where the applicant currently works.**

**There is no detail submitted with the application to give evidence (or guarantee) that an arena in this specific location (within the Green Belt) would result in reduced lesson charges and improved quality of training (neither of which would be reasonable, enforceable or necessary to require by condition). Additionally, there is no detail submitted with the representation or application to give evidence that a facility that would bring similar benefits could not be provided in a location outside of the Green Belt.**

**It is considered that exceptional need, where granting planning permission for development that would not normally be permitted on the site could be justified on planning grounds because of who would benefit from the permission, has not been demonstrated on this occasion.**

**Therefore, the above proposed very special circumstances would neither individually nor cumulatively outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm.**

**The submitted letter also refers to the use of wider the site as a former aggregate haulage yard and landfill site. According to government records, any licenses for HGVs and wagons to access the site have been surrendered. Planning permission DC/14/00516/FUL was granted for two dwellings to the north of Stampley Moss farm house.**

**However, the assessment of the impact on the Green Belt of those dwellings has no bearing on the assessment of the impact on the Green Belt of this proposal, and each case is assessed on its planning merits. In this case it is considered that the proposal would be inappropriate development in the Green Belt (for the reasons set out in the main body of the report) and that very special circumstances would not exist that would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm.**

**SEE MAIN AGENDA FOR OFFICERS REPORT.**