



2nd September 2022

For the attention of Ben Taylor

Dear Sirs

Planning Application No: 3/2022/0755

Proposed horse isolation stables at the Equestrian Centre, etc, at Trapp Lane, Simonstone

Applicant: Mrs J Whittaker

I refer to your pp application notification letter dated 24th August, received only yesterday.

I see no problem re the building usage or materials but have some reservations re its siting on the South boundary of its development site with Wickentree Row being directly behind and below the site. Sited where proposed it would notably [REDACTED] woodland that fronts Back Lane. The proposed building is not small and at 5.15m to its ridge height its not truly a low height building. The development has been underway for several weeks now with the ground levelling and the creation/laying of the very large area of concrete "yard" that is clearly part of this development and is not "existing" as claimed. If the siting of the building were to be relocated more towards the North end of the new concrete yard area the impact would be far less prominent.

Another factor re the siting of the building which is more directly related to planning principles is that when the original pp for the Equestrian Centre was approved in 2015 (application 3/2015/0283) one of your main concerns was the prevention of ribbon/creeping development but the open space distance between the indoor arena and the Higher Trapp Hotel saved the day for the development. If this new proposal is confirmed without amendment then that principle would become adversely compromised.

On the matter of "additional landscaping" this should be [REDACTED]

The original landscaping pp condition below the indoor arena has never been implemented. In recent years [REDACTED] the owner did some limited planting on the land directly below the current subject site but just on the West side of this area but they haven't grown any higher than tall shrubs. With proper control and monitoring I'm sure all this can be sorted to everyone's satisfaction.

I have always been in favour of this Equestrian Development but hope that the final details of this additional building don't cause any adverse issues.

Regards

