

[REDACTED]

From: [REDACTED]
Sent: 21 September 2023 15:36
To: Planning
Subject: Comments on Planning Application 3/2023/0682


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Dear Kathryn Hughes

We wish to comment on the application 3/2023/0682 from [REDACTED] at White Hill Stud, Higher Trapp House Equestrian Centre, Trapp Lane, Simonstone BB12 7QW.

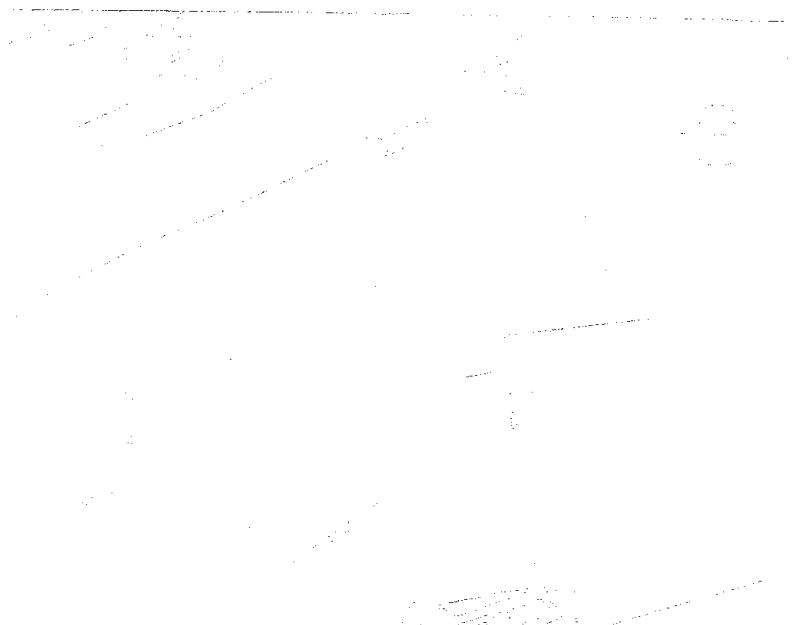
This is a retrospective application as the building has already been completed without planning permission. The original application was refused but the building work continued. We wish to comment on a few aspects of the current application.

Firstly, the location map has serious errors. We commented on this with regard to the previous planning application 3/2022/0755. The new application location map is identical with no corrections. We have attached a revised map (see below). The area edged in blue to the south west of the proposed building does not belong to the applicant. The area

[REDACTED] The area [REDACTED] owned [REDACTED] The location map is so out of date that [REDACTED] The submitted plan suggests that the proposed site of the new stable block is surrounded by the applicant's own land whereas in fact [REDACTED]

We agree that the new building is small in comparison to the previous development and its style is complimentary. However, because of the [REDACTED] and other properties nearby, it is imperative that the proposed screening is carried out and in addition that [REDACTED] which should have been undertaken with the original equestrian complex. No screening was carried out previously and none for the new building to date. It is stated in the current

application that the new building is not visible from public footpaths. This is not true. As can be seen on the location map there is a public right of way across the fields to the west of the development. The current and previously proposed screening would help reduce the visibility of the whole of the equestrian complex and should be made a condition of the approval of this application.



Your sincerely