

PLANNING STATEMENT – ADDITIONAL INFORMATION

Planning Application Reference: P/2021/0862

The Planning Officer has asked the following question:

‘Why is a tack / store room required? Could this be accommodated within the existing stable block? Why are w/c / wash room facilities proposed?’

1. Tack and Store Room –

Horse tack and equipment together with such items as feed supplements, minerals and vitamins, medication and sundry items would be stored in this building. The suggestion that the stables could be used for storage is not an option as we currently have three horse and by next spring we should have four as my broodmare is in foal. The maximum number of horses is expected to be four at any one time but could increase if purchases are made over and above sales of stock.

2. W/C and Washroom Facilities –

Regarding the requirement of toilet and washroom facilities and also for a small basic kitchen, both are self-explanatory and as briefly outlined in the planning statement as follows:

‘The proposed store and welfare building is required to provide facilities for the owners of the stables, staff and any visitors, for example, vets and farriers. The proposed facilities are a minimum requirement to fulfil the requirements of the Health and Safety Executive, the recommendations of the British Horseracing Authority under which we operate and the Thoroughbred Breeders Association.’

3. The remaining proposed facilities are:

- Cloak Room.
- Basic Kitchen and Rest Room.

Both areas are essential for the efficient running of the enterprise.

- Porch

Whilst not an essential element of the building but more a design feature, it is a place to leave boots / wellington boots under cover before entering the building.

Business Activity and Status:

1. The yard and land (acreage 8.2 acres) are, and always have been commercial premises and were purchased in October 2020 solely for the purpose of providing a facility for the breeding and raising of thoroughbred racehorses. The horses are currently stabled at two different stud farms and the intention is to move them to Barngate Stables where they can be cared for by us personally, so reducing costs with resulting increased profitability. The horses will be moved here in the Spring of next year.

The property has been allocated an Equine Premises Number by Weatherbys, a requirement under law, to ensure traceability of equines – Equine Premises Number W1177

2. In addition to the above, the holding is registered with Rural Payments Wales as a Permanent Agricultural Holding – County Parish Holding Number 56/243/0025. This allows the keeping of other livestock and will be a further activity carried out on the holding as 8 acres is in excess of the requirements of 4 horses.
3. The enterprise is a commercial business for gain which began in February 2019. The business is a registered business with HMRC and is also VAT registered for the Raising of Horses and other Equines. This fact cannot be disputed, therefore the business can be nothing else but a commercial enterprise for the purpose of breeding and rearing of horses together with other livestock rearing.

Technical Advice Note 6 - Planning for Sustainable Rural Communities states the following:

6.11 Development involving horses –

6.11.1 The definition of agriculture includes “the breeding and keeping of livestock” and “the use of land as grazing land”. “Livestock” has been held to relate only to livestock bred or kept for agricultural purposes³⁸. Land can be said to be used for “grazing” if horses are turned on to it with a view to feeding them from it, but not if they are kept on it for some other purpose (such as exercise or recreation), when grazing is seen as completely incidental and inevitable. A planning application is normally required for the use of land for keeping horses and for equestrian activities, unless they are kept as “livestock” or the land is used for “grazing”.

The horses fall under the definition “the breeding and keeping of livestock”, they are kept as livestock and the land, so far as they are concerned, is used only for grazing. There will be no other activities such as riding or exercising.

Design, Appearance and Siting

TAN 6 advises that new buildings should normally form part of a group rather than stand in isolation, and relate to existing buildings in size and colour.

The proposed Storage and Welfare Facilities acknowledges this advice, the siting is adjacent to the stable block and will be constructed of the same materials, including the roof. The width of the building will be exactly the same as the stable block albeit the overall area will be much smaller.

Both buildings will complement each other in both design and appearance and will cover the minimum area of land necessary to accommodate them.

Final Comments

The business will bring added benefits to the local rural economy, providing, as is already the case, business with local suppliers and the shops in Overton.

The business is a commercial enterprise and will not be able to function without the proposed building and proposed facilities, they are essential for the business to continue and operate efficiently and provide the needs of the owners, staff and visiting professionals for example vets and farriers, on a daily basis.

We do not live on the premises, the property is our workplace and the facilities are required for the reasons given above.