

Application P/2019/0539

Further information requested by Chief Officer Environment and Technical

Proposed ménage at Conery Lane Farm, Conery Lane, Bronington, SY13 3EZ

I refer to the memorandum dated 24th July regarding the above.

1. The proposed ménage will have no bearing on any highway access. It will be accessed internally from within the site. It will also reduce vehicle use further as currently off site trips are made to hire commercial ménages.
2. The main horsebox is a compact 3.5 ton side loading box (Equitrek Sonic), which has a similar footprint to a large 4x4.
3. Due to the generally quiet nature of the lane, the family cars and the horsebox are reversed into the drive, a process which is completed in seconds.
4. However the northern access/drive is wide enough to allow vehicles including the horsebox to turn as per attached plan.
5. This northern access also leads towards an existing storage area, which is used for trailers/tractor etc. although is currently being used for building materials for ongoing restoration work and separately approved building improvements (P/2019/0353). This area will be tidied and formalised when restoration work is complete.
6. The gated field access has been in use for many years. It is used to allow tractor access for land maintenance and tidying of the muck heap and occasional horsebox access if travelling offsite early in the morning (to save disturbing neighbours loading horses on the northern access). Vehicle movements through this access typically average 2 to 4 times per month, depending on the time of year and the proposed ménage will not effect this.
7. The hedgerow around this access is currently in an overgrown state, having not been cut since Autumn 2018 to allow it to recover from previous neglect. It is now ready to allow a more regular maintenance schedule in line with allowable guidelines, which will improve visibility when in use.
8. There is a proposal as per document 4451920 to concrete this gateway and adjacent area as in winter it becomes soft and vehicles using the lane tend to use the gate as a 'passing point' worsening the situation.

Simon Marshall