

**West Malling**                      **567260 157304**    **20 December 2010**    **TM/10/02910/FL**  
West Malling And  
Leybourne

Proposal:                      Erect 5 stables, hayroom and tack room and provision of 12  
metre x 12 metre area of hardstanding  
Location:                      Land Opposite 170 Offham Road West Malling Kent  
Applicant:                      Mrs Susan Palmer

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**1. Description:**

1.1 Members will recall that this application was deferred for a Members' Site Inspection which was arranged for 22 June 2011. The previous report is annexed. Any further information or consultee/ neighbour responses will be in a supplementary report.

**2. Recommendation:**

2.1 **Grant Planning Permission** as detailed by: Email dated 09.03.2011, Design and Access Statement dated 17.12.2010, Planning Statement dated 17.12.2010, Site Plan dated 17.12.2010, Location Plan dated 15.10.2010, Documents dated 15.10.2010, Documents dated 15.10.2010, Photographs dated 15.10.2010, Certificate B dated 15.10.2010, Location Plan dated 15.10.2010, Letter dated 08.11.2010, Drawing PARKING PLAN dated 23.02.2011, Block Plan 037/2010/2 dated 23.02.2011, Floor Plans And Elevations 037/2010/1 Rev A dated 23.02.2011, Letter dated 23.02.2011 subject to the following:

**Conditions / Reasons**

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990.

2 All materials used externally shall accord with the approved plans, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality.

3 The building shall not be occupied until the cladding has been painted or stained black and it shall thereafter be retained thus unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity of the countryside.

- 4 No development shall take place until details of the means of storage and disposal of manure, bedding or any other waste have been submitted to and approved by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the details so approved. At no point shall any manure, bedding or other waste be burnt on site.

Reason: To prevent nuisance to neighbours by virtue of smell, vermin and flies.

- 5 The stables hereby permitted shall be used solely for private stabling of horses owned by the owner/occupier of the application site and not for commercial stabling or in connection with a riding school/livery.

Reason: Commercial use could harm significantly the amenities of the locality and the free and safe flow of traffic on local highways.

- 6 Vehicular access shall only be taken to the application site via the gate to the access to Tower Farm from Offham Road. No vehicular access shall be taken via any other gate to the application site at any time.

Reason: In the interests of highway safety and the visual amenities of the area.

- 7 Prior to the first use of the site, the area of hardstanding hereby approved shall be surfaced and drained. The area of hardstanding shall be used only for the parking, turning, loading and off-loading of vehicles associated with the stables hereby approved. No vehicles, horse boxes or chattels shall be sited on the hardstanding or any other part of the application site overnight. No parking or loading/unloading of vehicles shall take place at any other point at the site except at the area of hardstanding.

Reason: In the interests of visual amenity.

- 8 No external lighting shall be installed at the site unless details have been submitted to and approved in writing by the Local Planning Authority. Any external lighting shall be installed in accordance with the approved details.

Reason: To protect the character of the area.

- 9 No more than a maximum of 10 horses shall be grazed, stabled and/or kept at the site at any time, unless agreed in writing by the Local Planning Authority following the submission and approval of a Land Management Plan which details proposals for good pasture management (including stocking densities): pasture management shall be undertaken in accordance with the approved Land Management Plan.

Reason: To protect the character of the area.

Contact: Steve Baughen