

Demolition of farm building and erection of replacement barn and change of use of land and buildings for keeping of horses for livery purposes

Church House Farm Hazeleigh Hall Lane Woodham Mortimer Maldon

1 CONDITION

The development hereby permitted must be begun before the expiration of 5 years from the date of this permission.

REASON

To comply with Section 91(1) of the Town and Country Planning Act 1990.

2 CONDITION

The use of the land, the proposed barn and existing buildings shall be shall not be used for the purposes of a riding school or equestrian centre.

REASON

To safeguard the character and appearance of this rural area in accordance with policies M/GEN/1, M/NE/10, M/NE/12, M/NE/13 and M/REC/4 of the Local Plan. The creation of a riding establishment at the premises would be contrary to draft Replacement Local Plan Policy M/REC/15 by virtue of the effect that such an establishment could have on the local road network.

3 CONDITION

Before the commencement of the use hereby permitted, a waste management plan shall be submitted to the local planning authority for prior written approval. There shall be no burning of stable waste within the land edged red on plan reference 02/54/13. Liquid and solid wastes shall be disposed of in a manner that does not lead to the pollution of surface or ground waters. No solid wastes shall be stockpiled within 10 metres of any watercourse, within 50 metres of any wells, springs or boreholes used for human consumption or on the site if land drains are present.

REASON

To protect the local environment from polluting emissions to land, air and water.

4 CONDITION

Prior to the commencement of development, details of any proposed external lighting shall be submitted to and approved in writing by the local planning authority. Development shall be carried-out in accordance with the approved details and shall not be changed or additional external lighting installed without the prior approval of the local planning authority.

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REASON

To protect the amenities of nearby residential properties and the surrounding area in accord with Structure Plan Policies CS2, C5, and Local Plan Policies M/GEN/1, M/BE/1.

REASON FOR APPROVAL

It is considered that the use of the site as proposed is appropriate to the rural area and as such no harm would result to its character, subject to the above conditions. The proposal is in accordance with Policy M/GEN/1 of the Local Plan.

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