

## TANDRIDGE DISTRICT COUNCIL PLANNING COMMITTEE

7 SEPTEMBER 2023

### ADDENDUM TO THE COMMITTEE AGENDA

This addendum document relates to the following applications to be heard by the Planning Committee on 7 March 2024:

<b>Agenda No</b>	<b>Item</b>
3.1	TA/2023/1306 – 14 Stanstead Road, Caterham
3.2	TA/2023/775 – Stables, Manor Livery, Manor Road, Tatsfield, Westerham, Surrey
3.5	TA/2023/1272 – 19 Hilltop Walk, Woldingham

Yours faithfully,

David Ford  
Chief Executive

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## SUPPLEMENTARY BRIEFING NOTE FOR COMMITTEE

7 MARCH 2024

### Item 3.1 – TA/2023/1306 – 14 Stanstead Road, Caterham

- 1.1 Additional representations have been received on the application. However, none of which raise new issues which have not already been addressed within the report.

### Item 3.2 – TA/2023/775 – Stables, Manor Livery, Manor Road, Tatsfield, Westerham, Surrey

#### Tatsfield Neighbourhood Plan

- 1.1 Since the publication of the report a resolution has been given for the Tatsfield Neighbourhood plan to go to referendum in May 2024. In light of this the weight to be afforded to the neighbourhood plan policies as advised in paragraph 34 (page 40) of the committee report should be revised to considerable weight. However the planning report to committee did not derive any conflict with the policies contained within the emerging Neighbourhood Plan and therefore this does not alter the officer's recommendation.

#### Representations

- 1.2 Additional comments have also been received on the planning application. A representation has been received from a third party who currently leases the stables at Manor Livery. The representation outlines that they have leased Manor Livery for the last three years and run a successful livery yard building up a business to almost full capacity, employing yard hands seasonally from the village to assist with the running of the livery. They comment that there has been a livery on the land for over 50 years, and run as a commercial livery over the last 30 years. The representation also outlines that Manor Livery is utilised by several residents that live in Tatsfield and positively contributes to the rural economy.
- 1.3 In response to this representation the applicant's agent has provided a statement to clarify their position with regards to the business use of the site. They comment that Manor Livery stables has been in the same private ownership for over 30 years, initially used by the landowners to house their own private horses and in recent years allowed various private individuals to use the stables. They comment that money

received on a monthly basis is minimal, below market rate, and has been let by the owner for convenience with a focus on security. They suggest that the stables have struggled and do not agree with the claim in the letter of almost full capacity being used on DIY (Do it yourself) basis with no events have run from the premises for a number of years. The applicants agent provides their own comments that the stables have not been at full capacity in recent years and each time Chartwell representatives have visited the site over the last two year period, only a handful of horse boxes have been occupied. The statement continues that with growing maintenance requirements, it is no longer viable for the owner to continue operating with the current monthly arrangement. To the landowner's knowledge, there has never been a commercial business on site. No business rates are paid and there is no registration with Companies House. They have seen no evidence of any employment on the site, of any professional services offered on site, or of any events on site. They therefore suggest that Manor Livery stables are a privately owned and privately let 'DIY' stables which in their view does not constitute a business. In the final paragraph of their statement they outline that Sindolor, is being retained by the landowner, with a smaller number of manageable private stables, as well as with all the paddock land to the north which is under the same ownership therefore private stabling of horses on site, and the continued grazing of the fields in the same ownership, will continue.

- 1.4 As has been discussed within the change of use section of the main committee report (paragraphs 49 – 53) Policy DP4 of the Local Plan Part 2: Detailed policies seeks to restrict the loss of commercial and industrial sites subject to demonstrating unsuitability of the location or lack of viability for alternative commercial uses. Officers opinion within the report, based on the information available and from observations during a site visit was that the use of the site was not considered to be a commercial employment use to be subject to the restrictions applied by Policy DP4.
- 1.5 The preamble for Policy DP4 outlines the need to safeguard against the unnecessary and unjustified loss of employment land. At Paragraph 4.5 of the Local Plan detailed Policies it states that "*Policy DP4 explains that there are two main reasons that an existing employment site may no longer be suitable for its current use.*" It is therefore clearly the intention of that policy safeguard employment related commercial uses. Before applying Policy DP4 it therefore needs to be established if the site is in a commercial use which would be subject to the requirements of this policy.

1.6 The planning history of the application site identifies that the site has been used for the stabling of horses for a number of years with stables and other infrastructure having been granted planning permission. From the information available at this time site appears to have been used for a mix of private stabling for the owners of the site with various livery activities undertaken .As outlined within the recent representations in recent years the site has been rented out to a third party who indicated they are running a livery business from the site. Notwithstanding this, the nature of the activities that may currently be running from the site and in the past, there is no evidence to support that it would be commercial business to provide employment on a permanent or consistent basis. The representations are noted however for the reasons set out above it is not considered that the the nature of the activities that may be operating on site comprise a commercial use of the type that Policy DP4 or emerging policy TNP06A seek to protect; accordingly no conflict is identified.

Item 3.5 – TA/2023/1272 – 19 Hilltop Walk, Woldingham

1.1 Additional representations have been received on the application. However, none of which raise new issues which have not already been addressed within the report.

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