

9. List of Documents and Evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review

- SUPPORTING STATEMENT.
- LETTER FROM "THE BRITISH HORSE SOCIETY"

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

10. Checklist

Please mark the appropriate boxes to confirm that you have provided all supporting documents and evidence relevant to your review:

Full completion of all parts of this form



Statement of your reasons for requesting a review



All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.



Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

DECLARATION

I, ~~the applicant~~/agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signature:



Name:

SCOTT JOHNSTONE

Date:

26/10/2015

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**New Staff Accommodation
Blue Ridge Equestrian Centre
(Formally Kingsbarn Equestrian Centre)
Shieldhill
Falkirk
FK1 3AT**



Supporting Information

26th October 2015

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1. Application Description

1.1 The application P/15/0449/FUL was to obtain full planning consent to form new staff living accommodation within the grounds of Blue Ridge Equestrian Centre (formally known as Kingsbarn Equestrian Centre), Shieldhill, FK1 3AT.

1.2 Summary of Proposal

Mr Beaton recently purchased the Kingsbarn Equestrian Centre that had ceased trading and has since reopened the facility as an equestrian centre with stable accommodation. The current facility contains land ownership in the region of 44 acres with which contains 75 indoor stables, 89 outdoor stables, indoor riding arenas, offices, stores, and toilet facilities.

It is the owners proposal to erect a single storey dwelling within the grounds of the facility located near the entrance to provide living accommodation for the full time staff that will be managing the facility. The location proposed allows views to the main entrance maintaining security and also provides 24hr on site care for the horses.

The planning status of the Kingsbarns Equestrian Centre is complicated both historically and currently. The site was originally granted planning with an associated dwellinghouse. This house was then separated from the Equestrian Centre following the original failure of the business.

Under the previous ownership of the facility the staff accommodation was available in the form of a dwellinghouse located on the opposite side of the road from the facility. Through the term of the previous ownership this dwellinghouse was separated from the business and formed no part of the business asset during the sale of the facility in which Mr Beaton purchased. Therefore leaving this business with no staff accommodation on site.

It is a requirement for the owner or operator of an equestrian centre of such magnitude that staff are available on site 24hrs a day to provide welfare for the horses and also be available in the event of fire etc.

This is further recognized and supported by the largest single equestrian organisation "The British Horse Society" in an attached letter confirming support for this proposal. (see appendix B)

This letter provides detailed reasons why staff accommodation is a critical element of operating and sustaining such a business.

The application for the erection of a staff dwellinghouse on this site was considered as contrary to countryside policies of the Falkirk Council Local Plan Policy SC3 – Housing Development in the Countryside.

We however believe that the proposal does comply with this policy on the grounds that it has been demonstrated that it is essential for the operation of the business to have staff accommodation on site to provide 24hr welfare for the livestock.

This is further substantiated with the fact that original consent for the facility had a dwellinghouse attached and it is through no business of Mr Beatons that this dwellinghouse was detached from the facility under the duration previous ownership.

In order for the business to continue to trade it is essential that staff accommodation is provided on site.

Appendix A – Photographs of Existing Site



figure 1.0 – Aerial Location Plan

LOCATION OF PREVIOUS
STAFF ACCOMMODATION



figure 2.0 – Aerial Site Plan



figure 3.0 – View Looking West at Facility Entrance



figure 4.0 – View Looking South towards Facility Entrance



figure 5.0 – View Looking Towards Previously Included Staff Dwellinghouse



figure 6.0 – View Looking East at Facility Entrance

Appendix B – Letter from British Horse Society



The Planning Committee

Dear Sir,

Ref: Blue Ridge Equestrian, Westersfield Hill, Falkirk, Stirlingshire FK13 3AT

The British Horse Society, which is the largest single equestrian organisation in the UK, is recognised by Defra as being the principal body for liaison with regard to equine related matters.

The British Horse Society supports in principle the application from Mrs Linda Beaton for planning permission for permanent supervisory accommodation at the premises of Blue Ridge Equestrian, Westersfield Hill, Falkirk, Stirlingshire FK1 3AT for the care and security of livestock and property.

This support is based on several factors, many of which are related to the Society's aims of promoting the welfare of horses and securing improved standards of horsemastership. In the Society's view, where horses are stabled residential accommodation should be available for the following reasons:

1. It is essential that whenever a horse or pony becomes ill, or is injured, human attention is readily available at any time of the day or night to provide immediate attention and constant care.
2. Horses sometimes become 'cast' in their boxes (that is to say, they become prone and unable to get onto their feet) and, in these circumstances the animal will require human assistance to get back onto its feet to prevent it from injuring itself and to prevent the animal from exacerbating its condition by its distress or panic.
3. Fire is one of the most horrific dangers facing stabled horses. In the event of a fire prompt action is essential to release horses and prevent injury.
4. The theft of horses, tack and equine equipment is becoming more prevalent and, therefore, on site supervision provides a deterrent to thieves. Similarly, it is becoming increasingly necessary to provide protection from intruders who may commit acts of vandalism, physically assault horses, or release animals onto the public highway.
5. Brood mares normally foal in the late evening or during the night. Human assistance is often required to ensure that there are no complications which might result in injury or death of either the mare or foal. Mares that are due to foal may require observation for several nights prior to foaling and, therefore, on-site supervision is essential during this time.
6. Where an establishment offers a livery service the proprietor of that establishment has a duty of care to the owner of the animal placed in his charge to maintain reasonable supervision at all times.

The Society would also advise the Planning Committee that equestrian establishments throughout the UK are predominantly and historically low-margin enterprises. In recent years, insurance and other costs have risen significantly, leading to an increase in the number of establishments which have ceased trading. Given that the horse industry is acknowledged by government to be an important contributor to the national economy; a valuable part of the social fabric of many communities; and a contributor to human health and wellbeing, sporting prowess and education the continuance of equestrian establishments is in the wider interests of society at large. (It should be borne in mind that riding establishments support numerous other businesses such as equestrian feed suppliers, clothing manufacturers, tack, tourism and so forth.)

Consent or refusal of consent to the provision of residential accommodation on site can mean the difference between continued viability and enforced closure.

THE BRITISH HORSE SOCIETY

Approvals Department

26 June 2015