
Adam James Consultancy Ltd.

Architectural Design, Planning, Building Regulations Submissions and Building Conservation

Your Ref:

Our Ref: 20207/PED/APJ/08

Mr. Mark Simmonds
Planning & Environment Division
North Lincolnshire Council
Church Square House
PO Box 138
Scunthorpe
North Lincolnshire
DN15 6XP

6 West End
Epworth
Nr. Doncaster
S. Yorks
DN9 1LB
Tel/Fax 01427 875 565
Mobile 07713 245 023
Email: ajc_ltd@hotmail.com

23rd March 2007

Dear Mark,

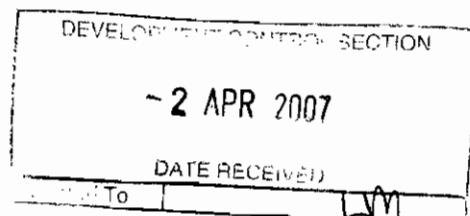
**Appeal By Mr. Mrs. Render against the Refusal of North Lincolnshire Council to grant permission for a café and restaurant at Stone Lodge, Jaques Bank, N. Lincolnshire—
Original Council Ref: 2006/1868**

Please find enclosed a copy of the Appeal Documentation as required by the Regulations.

Kindest regards,



Adam P James BSc (Hons) MCIAT
Chartered Architectural Technologist



The Planning Inspectorate

Further information about us and the planning appeal system is available on our website www.planning-inspectorate.gov.uk

For official use only
Date received

PLANNING APPEAL FORM

If you need this document in large print, on audio tape, in Braille or in another language, please contact our diversity helpline on 0117 372 8939.

Please use a separate form for each appeal

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice (or, for 'failure' appeals, within 6 months of the date by which they should have decided the application).

Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

A. APPELLANT DETAILS

The name of the person(s) making the appeal must be the same as on the planning application form.

Name Mr. Mrs. D. Render

Address Stone Lodge, Pets Hotel, Medge Hall Daytime phone no 01724 711 204
Road, Jakes Bank, Nr. Doncaster, N. Lincs Fax no _____

Postcode DN8 5SW E-mail address _____

B. AGENT DETAILS (if any)

Name Adam James Consultancy Ltd,

Address 6 West End Road, Epworth, Your reference 20207
Nr, Doncaster, S. Yorks Daytime phone no 01427 875565
Fax no 01427 875565

Postcode DN9 1LB E-mail address ajc_ltd@hotmail.com

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA North Lincolnshire LPA's application reference no 2006/1868

Date of the planning application 18/12/2006 Date of LPA's decision notice (if issued) 02/02/07

D. APPEAL SITE ADDRESS

Address Stone Lodge, Pets Hotel, Medge Hall

Road, Jakes Bank, Nr. Doncaster, N. Lincs

Postcode DN8 5SW

If the whole site can be seen from a road or other public land and there is no need for the Inspector to enter the site e.g. to take measurements or to enter a building, please tick the box.

E. DESCRIPTION OF THE DEVELOPMENT

(This must be the same as on the application sent to the LPA, unless minor amendments were agreed with the LPA)

Erection of Building comprising cafe, restaurant, wc facilities, judges box, meeting rooms,
function rooms

Size of the whole appeal site (in hectares)

Area of floor space of proposed development (in square metres)

13.39ha

377m2

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

Please tick **one** box only

1. Refuse planning permission for the development described in Section E.
 2. Grant planning permission for the development subject to conditions to which you object.
 3. Refuse approval of details required by a previous outline planning permission.
 4. Grant approval of details required by a previous outline planning permission subject to conditions to which you object.
 5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above).
- or**
6. The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) of an application for permission or approval.

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

Appeals dealt with by written representations are usually decided more quickly than by the hearing or inquiry methods. It is important that you read our booklet 'Making your planning appeal' about the various procedures used to determine planning appeals.

Please note that when we decide how the appeal will proceed, we take into account the LPA's views

Please tick **one** box only ✓

1. WRITTEN REPRESENTATIONS

The written procedure involves an exchange of written statements followed by a site visit by the Inspector. The grounds of appeal should make up your full case.

2. HEARING

A hearing is a discussion of the appeal proposals. The Inspector leads the discussion. Hearings give everyone concerned the chance to give their views in a more relaxed and informal atmosphere than at a public inquiry. Hearings have many advantages, but they are not suitable for appeals that:

- are complicated or controversial;
- have caused a lot of local interest;
- involve cross-examination (questioning) of witnesses.

Although you may prefer a hearing, the Inspectorate must consider your appeal suitable for this procedure. Hearings are open to the public.

3. INQUIRY

This is the most formal of the procedures, because it usually involves larger or more complicated appeals. These are often cases where expert evidence is presented, and witnesses are cross-examined. An inquiry may last for several days, or even weeks. It is not a court of law, but the proceedings will often seem to be quite similar and the appellant and LPA usually have legal representatives. Inquiries are open to members of the public.

An inquiry is held if you or the LPA decide that you cannot rely on the written procedure and a site visit, and we have decided that a hearing is unsuitable. Sometimes we decide that an inquiry is necessary. If we do, you will be given reasons for our decision.

H. GROUNDS OF APPEAL

If you have requested the written procedure, your **FULL** grounds of appeal must be made, otherwise we will return the appeal form.

If you have requested a hearing or an inquiry, please provide a brief outline of your grounds.

Refer to our booklet 'Making your planning appeal' for help.

Please continue on a separate sheet if necessary.

1. The property to which the appeal relates is a very substantial, multi-million pound equestrian business, one of the largest in the north of England and as such is unique in its concept and needs special consideration.
2. It is a rural business employing 10 people and has been the subject of significant investment recently and planned for the future.
3. The expansion plans relate to the establishment of a centre of excellence in relation to the keeping and training of horses to Olympic and world class level and are dependant upon obtaining the appropriate level of facilities in relation to the use of the site. It is also proposed to provide riding for the Disabled and as such these facilities are needed for the operation. There are presently no such facilities in the Yorkshire Area.
4. As part of the training of horses to such high standards, and the ability to 'show' them, it is essential and the applicant needs the level of facilities proposed in order to attract the interest in the business and up to 28+, inter-national class shows/annum are anticipated and which would attract top-class riders and judges and up to 200+ visitors and the level of facilities proposed is the minimum necessary in order to operate effectively.
5. The ménages, stables and arenas are already under construction, with the appropriate permissions and the Council have been aware of the applicants expansion plans and to seek to resist the current phase, having granted consent for the remainder of the project is not logical.
6. Due to the level of usage envisaged at the site, when inter-national show events are staged, it is not unreasonable to expect a level of amenities to be available, and the project consists of the provision of toilets and seating areas, a modest café to cater for customers, and the upper floor 'judges' boxes, which have been designed to allow viewing in both directions over both arenas, thereby reducing the area necessary.
7. The site is an isolated location as the animals involved need a quiet and secluded location and as such, it is unreasonable to expect visitors and participants, to travel away from the site to locate basic facilities in the form of toilets and refreshments and to do so would encourage unnecessary travel involving the motor car, which is to be discouraged.
8. Contrary to the claims of the Council, the level of facilities proposed is justified and is set at the minimum necessary to operate the business.
9. Being a unique operation, the only Development Plan policies relating to this form of development is R8 - Commercial Horse Riding Establishments, but does not really cover this type of development, and therefore guidance on the development proposed must be obtained from P.P.S 7 Sustainable Development in Rural Areas.

H. GROUNDS OF APPEAL (continued)

10. One of the P.P.S's 'Key Principles' is – maintaining a high and stable levels of economic growth and employment and when fully operational, the appeal site will offer significant levels of rural employment.
11. Paragraph 2 of the document indicates that it is the intention to revitalise towns and villages and for strong, diverse economic activity, and that L.P.A's should be aware of the needs of rural businesses.
12. The Council have ignored the needs and economic activity associated with this development and have been unduly restrictive.
13. Paragraph 4 indicates that some development should be permitted near to local centres to meet local business and community needs and to maintain vitality in those communities and the proposal would achieve this aim.
14. Paragraph 16(ii) indicates that there should be support for countryside based enterprises and activities which contribute to rural economies and the appeal proposal would bring much needed employment to the area and an immeasurable spin-off in economic activity associated with the expansion of the facilities.
15. Paragraph 32 relates to equine-related facilities, identifying their important economic role and help in diversifying the rural economy and indicates that L.P.A's should support such enterprises.
16. The guidance specifically refers to policies allowing for a range of recreational and leisure facilities particularly relating to the needs of training businesses.
17. P.P.G 4 states in relation to small businesses, that these should be encouraged and the Good Practice Guide for Tourist Uses also encourages rural businesses relating to tourist and visitor facilities.
18. It has been shown that the development proposed is an appropriate level of facility for the activity at the site and the Council also refers to inappropriate scale, height and massing.
19. The scale is appropriate for the level of activity involved as due to the height of horses and riders, and the scale of the riding arenas at the site, for judging to be effective, it must be at an elevated level above 'normal' height for other types of development.
20. This element of the proposal simply could not operate from a single storey building and therefore had to be provided at upper floor level, although the remainder of the development is provided in a single storey building.
21. The massing of the building has been carefully grouped around the modest sized upper floor element so as to reduce as much as practicable, the mass of the building.
22. The building could not be any 'smaller' and still provide the level of accommodation needed to operate the development effectively.
23. Whilst accepting that the building is in the countryside, the scale is appropriate when compared to the scale of the other operations at the site, and is of a unique design.
24. P.P.S 1 indicates in paragraph 38 that the scale design and massing should relate to other buildings (in this case the stables/kennels and arenas) and that L.P.A's should not seek to impose architectural styles and taste nor stifle innovation.
25. When viewed in relation to the overall scale and activity at the site, the proposed development is appropriate.
26. The development will offer a valuable boost to the rural economy, complies with National Guidance in relation to equine-related development in the countryside and should be approved.

I. APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal. **YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES.** Please read the enclosed *Guidance Notes* if in doubt.

If you are the sole owner of the whole appeal site, Certificate A will apply: Please tick **one** box only

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates:

OR

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates, as listed below:

Owner's name	Address at which the notice was served	Date the notice was served
--------------	--	----------------------------

_____	_____	_____
_____	_____	_____
_____	_____	_____

CERTIFICATES C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.

AGRICULTURAL HOLDINGS CERTIFICATE (This has to be completed for all appeals)

We also need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b) **If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under 'Tenant's name'.**

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding:

OR

(b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below:

Tenant's name	Address at which the notice was served	Date the notice was served
---------------	--	----------------------------

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1–6 below, must be sent with your appeal form; 7–10 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

1. A copy of the original **planning application** sent to the LPA.
2. A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form).
3. A copy of the **LPA's decision notice** (if issued).
4. A **plan showing the site outlined in red**, including two roads clearly named (preferably on a copy of a 1:10,000 Ordnance Survey map).
5. A list and copies of all **plans, drawings and documents** sent to the LPA as part of the application.
6. A list and copies of any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes).

Copies of the following must also be sent, if appropriate:

7. **Additional plans or drawings** relating to the application but not previously seen by the LPA.
Please number them clearly and list the numbers here:

8. Any relevant **correspondence** with the LPA.
9. If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose:
 - (a) the relevant outline application;
 - (b) all plans sent at outline application stage;
 - (c) the original outline planning permission.
10. If the appeal is against the LPA's refusal or failure to decide an application which relates to a **condition**, we must have a copy of the original permission with the condition attached.
11. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).
12. If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.

PLEASE TURN OVER AND SIGN THE FORM – UNSIGNED FORMS WILL BE RETURNED

K. PLEASE SIGN BELOW

(Signed forms together with all supporting documents must be received by us within the 6 month time limit)

1. I confirm that I have sent a copy of this appeal form and relevant documents to the LPA (if you do not, your appeal will not normally be accepted).
2. I confirm that all sections have been fully completed and that the details of the ownership (section I) are correct to the best of my knowledge.

Signature  (on behalf of) Mr. Mrs Render

Name (in capitals) Adam James Date 23-03-2007

The Planning Inspectorate is registered under the Data Protection Act to hold personal data supplied by you.

NOW SEND:

- **1 COPY to us at:**

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

We do not currently accept
appeals by e-mail or fax.

- **1 COPY to the LPA**

Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again, send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

- **1 COPY for you to keep**

When we receive your appeal form, we will:

- 1) Tell you if it is valid and who is dealing with it.
- 2) Tell you and the LPA the procedure for your appeal.
- 3) Tell you the timetable for us receiving further information or representations.
- 4) Tell you about the arrangements for the site visit, hearing or inquiry.

At the end of the appeal process, the Inspector will give the decision, and the reasons for it, in writing.

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St Clements House
2-16 Colegate
Norwich NR3 1BQ



The Planning Inspectorate

Room: 3/18a
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Direct Line: 0117-372-6252
Switchboard: 0117-372-8000
Fax No: 0117-372-6252
GTN: 1374-6252
teamp7@pins.gsi.gov.uk
<http://www.planning-inspectorate.gov.uk>

Mrs L Morton
North Lincolnshire Council
Development Control
Planning Dept
Church Square House
P O Box 42
Scunthorpe
DN15 6XQ
N Lincs

Your Ref: 2006/1868
Our Ref: APP/Y2003/A/07/2041884/NWF
Date: 12 April 2007

Dear Mrs Morton

**Town and Country Planning Act 1990
Appeal by Mr & Mrs D Render
Site at Stone Lodge Pets Hotel, Medge Hall Road, Jaques Bank, Thorne,
Doncaster, DN8 5SW**

I have received appeal forms and documents for this site. I am the case officer. If you have any questions, please contact me.

Using e-mail and the internet

You can now use the internet to send us documents and check the information and the progress of this case at (www.planningportal.gov.uk/pcs). You can look at this case by typing in the above reference number where it says 'Case Ref on the 'Search' page and clicking on the search button.

The starting date

I have checked the papers and confirm that the appeal is valid. If I later find out that this is not the case, I will write to you again.

We have decided that a hearing will be held into this appeal and we are now arranging this. The date of this letter is the **starting date** for the appeal.

Keeping to the timetable

You must keep to the timetable set out below and make sure that you send us the relevant documents within these deadlines. This will mean that we can deal with the appeal promptly and fairly. If you do not send us the relevant documents in time, the Inspector will not normally look at them and we will return them to you. You must note the details of the following timetable because we will not send any reminders.



The following documents must be sent within this timetable.

By 26 April 2007

You must notify any statutory parties and any other interested persons who made representations to you about the application, that the appeal has been made. You should tell them that:-

- i) any comments they made at application stage will be sent to me and if they want to make any additional comments, wherever possible, they must submit 3 copies within 6 weeks of the starting date, **by 24 May 2007**. If comments are submitted after the deadline, the Inspector will not normally look at them and they will be returned.
- ii) they may view the documents at your offices.
- iii) they can get a copy of our booklet 'Guide to taking part in planning appeals' either free of charge from you or through 'publications' on our website: (www.planning-inspectorate.gov.uk) and
- iv) if they want to receive a copy of the appeal decision they must write to me asking for one.

You must send a copy of a completed appeal questionnaire and supporting documents, including relevant development plan policies to the appellant and me.

By 24 May 2007

You and the appellant must send me 2 copies of your hearing statement. I will send a copy of your hearing statement to the appellant and send you a copy of their hearing statement. You and the appellant must send a copy of your hearing statements to any statutory parties. I will send you and the appellant a copy of any comments submitted by interested persons or organisations.

By 14 June 2007

You and the appellant must submit 2 copies of any final comments you and they have on each other's statement and on any comments from interested persons or organisations. You must not send your final comments instead of, or to add to your statement. No new evidence is allowed at this stage. I will send you a copy of the appellant's final comments at the appropriate time.

Using e-mail or post

If you send us your documents by e-mail, you only need to send us one copy of each. However, if you post your documents, please send us **2 copies** of everything and put the full appeal reference number on each copy.

Withdrawing the appeal

If you hear that the appeal is to be withdrawn, please telephone me immediately. If I receive written confirmation of this from the appellant, I will write to you.

Further information about the terms we use in this letter and appeal procedures is on the attached sheet.

Yours sincerely

pp Rose Holland

H4B(BPR)

Application Number: PA/2006/1868

(please quote in all correspondence)

Case Officer: Mark Simmonds Tel: 01724 297309
mark.simmonds@northlincs.gov.uk

13 April 2007

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990

Proposal: Planning permission to erect a building comprising a cafe and a restaurant and WC facilities and judges box and meeting/ function rooms

Site Location: Stone Lodge Pets Hotel Stone Lodge Farm
Jaques Bank Belton

Appellant: Mr & Mrs D Render Stone Lodge Pets Hotel

Inspectorate's Reference: APP/Y2003/A/07/2041884/NWF

Appeal Start Date: 12/04/2007

I am writing to let you know that an appeal has been made to the Planning Inspectorate in respect of the above site. The appeal is to be decided by an Inspector who will conduct an informal hearing before he makes his decision, the date for which has still to be determined. Interested parties may attend the hearing if they wish and, at the discretion of the Inspector, take part in the discussion. The appeal follows the refusal of planning permission by this Council.

The arguments put forward in support of the appeal and the reasons for the Council's decision may be inspected in this office. Any comments already made following the original application for planning permission (unless they are expressly confidential) will be forwarded to the Inspectorate and copied to the appellant, and will be taken into account by the Inspector in deciding the appeal.

If you wish to make any representations about the appeal, or if you wish to withdraw or modify your earlier comments in any way you should write direct (sending three copies) to The Planning Inspectorate, Room 3/18A, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN to arrive not later than six weeks from the appeal starting date stated above, quoting the Inspectorate's reference number. If representations are not made by this date there is a risk that they may not be considered. The Inspectorate will not acknowledge your letter unless you specifically ask them to do so. They will, however, ensure that your letter is passed on to the Inspector dealing with the appeal. The Inspectorate will send a copy of the decision letter to you, provided you specifically ask for one. If you are not the owner of the premises you occupy, please try to bring the contents of this letter to the attention of the owner.

The Planning Inspectorate have introduced an online appeals service which you can use to comment on this appeal. You can find the service through the Appeals area of the Planning Portal – see www.planningportal.gov.uk/pcs. The Inspectorate may publish details of your comments, on the internet (on the Appeals area of the Planning Portal). Your comments may include your name, address, email address or phone number. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

The Planning Inspectorate has also published an explanatory booklet 'A Guide to Taking Part in Planning Appeals' which describes the possible involvement third parties may have in planning appeals. If you would like a free copy please telephone or write to this office to request one or you can download a copy from the Planning Inspectorate's web site at www.planning-inspectorate.gov.uk

Yours faithfully

A handwritten signature in black ink, appearing to read "Mike Welton", is written above a solid horizontal line.

Mike Welton
Head of Planning



Copies for information sent to:

Cllr A Holgate
Conservative Group Office
Pittwood House
SCUNTHORPE

Cllr L Redfern
Conservative Group Office
Pittwood House
SCUNTHORPE

Councillor J Wardle
Chair of the Planning Committee
Conservative Group Office
Pittwood House
SCUNTHORPE

Councillor L R Long
Vice Chair of the Planning
Committee
Conservative Group Office
Pittwood House
SCUNTHORPE

Scunthorpe Telegraph
4/5 Park Square
Laneham Street
SCUNTHORPE
DN15 7JH

Clerk Mr R T Matthews
Clerk to Belton Parish Council
Kootenays
88 Messingham Lane
Greetwell
Scawby
DN20 9NE

Land Charges Section

Letter sent to:

The Owner/Occupier
Hawthorn House
High Levels Bank
Belton
DONCASTER
DN8 5SJ

The Owner/Occupier
Dirtness Cottage
High Levels Bank
Belton
DONCASTER
DN8 5SJ

The Owner/Occupier
Jaques Farm
Jaques Bank
Belton
DONCASTER
DN8 5SW

The Owner/Occupier
Charity Farm
Jaques Bank
Belton
DONCASTER
DN8 5SW

QUESTIONNAIRE (Online Version)

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

Appeal Ref:	APP/Y2003/A/07/2041884		
Appeal By:	Mr & Mrs D Render		
Address	Stone Lodge Pets Hotel, Medge Hall Road Jaques Bank, Thorne DONCASTER South Yorkshire		
Postcode	DN8 5SW	Grid Reference: Easting	4740830
		Northing	4100605

You must ensure that a copy of the completed questionnaire, together with any enclosures, is sent to us and the appellant, **within 2 weeks of the 'starting date'** given in our letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.** Please send our copy to the case officer. Their address is shown on our letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within 6 weeks of the 'starting date'.

1	Do you agree to the written representations procedure? <i>(An exchange of written statements, which will be studied by the Inspector, prior to visiting the site).</i>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	if NO, Do you wish to be heard by an Inspector at	
	a) a local inquiry? or	<input type="checkbox"/> YES <input type="checkbox"/> NO
	b) a hearing?	<input type="checkbox"/> YES <input type="checkbox"/> NO
	Note: If the written procedure is agreed the Inspector will visit the site <u>unaccompanied</u> by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.	
2	a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road or other public land?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	b. Is it essential for the Inspector to enter the site to check measurements or other relevant facts?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If the answer to 2b is YES, please explain: <div style="border: 1px solid black; height: 30px; width: 100%;"></div>	
3	Please provide the name and telephone number of the officer we can contact to make arrangements for the site visit, hearing or inquiry.	
	Name <input type="text" value="Lynda Morton"/>	Phone <input type="text" value="01724 297496"/>
4	Does the appeal relate to an application for approval of reserved matters?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
5	Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> NA <input type="checkbox"/>

- 6 Did you give publicity to the application? YES NO
 – Article 8 of the GDPO 1995
 – Section 67/73 of the Planning (Listed Buildings & Conservation Areas) Act 1990
 – Regulation 5 of the Planning (Listed Buildings & Conservation Areas) Regulations 1990
- 7 Is the appeal site within an approved Green Belt or AONB? YES NO
 Please specify which
- 8 Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? If YES, please send details. YES NO
 Document provided
- 9 a. Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State? YES NO
 If YES, please send details and, where necessary, give our reference numbers.
- b. Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details. YES NO
 Document provided
- 10 Is the site within a Conservation Area? If YES, please send a plan of the Conservation Area. (If NO, go to Q12.) YES NO
 Document provided
- 11 Does the appeal relate to an application for conservation area consent? YES NO
- 12 a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building? YES NO
 I II* II
- b. Would the proposed development affect the setting of a listed building? YES NO
 Document provided
- If the answer to question 12a or b is YES, please send a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q14.) Date of Listing
- 13 Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953? YES NO
- 14 a. Would the proposals affect an Ancient Monument (whether scheduled or not)? YES NO
 b. If YES, was English Heritage consulted? Please send a copy of any comments. YES NO
 Document provided
- 15 Is any part of the site subject to a Tree Preservation Order? YES NO
 If YES, please send a plan showing the extent of the Order and any relevant details. Document provided
- 16 a. Is the appeal site in or adjacent to or likely to affect an SSSI? YES NO
 If YES, please send the comments of English Nature. Document provided
- b. Are any protected species likely to be affected by the proposals? YES NO
 If YES, please send details. Document provided

17 Copies of the following documents must, if appropriate, be sent with this questionnaire:

- a. Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?
If YES, please indicate which Schedule. YES NO
Sch1 Sch2 col1
- b. Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999? YES NO
- c. Has a screening opinion been placed on Part 1 of the planning register?
If YES, please send a copy to us. YES NO
 Document provided
- d. Has the local planning authority made a Local Development Order under sections 61A to 61C of the Town and Country Planning Act 1990 (as inserted by section 40 of the Planning and Compulsory Purchase Act 2004) relating to the application site? YES NO
 Document provided
- e. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO; Applies
 Document provided
- f. Any representations received as a result of an Article 7 (or Regulation 6) notice; Applies
 Document provided
- g. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990; Applies
 Document provided
- h. Any representations received as a result of a notice published under Article 8 and/or Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5); Applies
 Document provided
- i. Details of any other applications or matters you are currently considering relating to the same site; Applies
 Document provided
- j. For all appeals, including those against non determination, you must provide details of all relevant development plan policies. **Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan;** Applies
 Document provided
- k. Any supplementary planning guidance, together with its status, that you consider necessary; Applies
 Document provided
- l. Any other relevant information or correspondence you consider we should be aware of; Applies
 Document provided
- m. Please provide us with a list of conditions which you consider should be imposed if planning permission is granted. **You need not submit this with the other questionnaire papers, but it should reach us within 6 weeks from the starting date. Being a questionnaire paper, the list should be submitted separately from your appeal statement.** Applies
 Document provided

18 a. Please include:

i) a copy of the letter in which you notified people of the appeal;

Document provided

ii) a list of the people you notified; and

Document provided

iii) the deadline you gave for their comments to be sent to us.

Deadline

24 May 2007

b. Copies of the following documents must, if appropriate, be sent with the questionnaire.

i) representations received from interested parties about the original application;

Applies
 Document provided

ii) the planning officer's report to committee;

Applies
 Document provided

iii) any relevant committee minute.

Applies
 Document provided

19 **For appeals dealt with by written representations only**

Do you intend to send another statement about this appeal?

YES NO

If NO, please send the following information:-

a. In non-determination cases:

i) what the decision notice would have said;

Applies
 Document provided

ii) how the relevant development plan policies relate to the issues of this appeal.

Applies
 Document provided

b. In all cases:

i) the relevant planning history;

Applies
 Document provided

ii) any supplementary reasons for the decision on the application;

Applies
 Document provided

iii) matters which you want the Inspector to note at the site visit.

Applies
 Document provided

20 The Mayor of London cases only

Was it necessary to notify the Mayor of London about the application?

If YES, please send a copy of that notification.

YES NO

Document provided

Did the Mayor of London issue a direction to refuse planning permission?

If YES, please send a copy of that direction.

YES NO

Document provided

21 Council's Reference: 2006/1868

I confirm that I have sent a copy of this questionnaire form and relevant documents to the appellant or agent.

Signature Mark Simmonds

on behalf of North Lincolnshire Council

Council

Date sent to us and the appellant 26 April 2007

Please tell us of any changes to the information you have given on this form.

Application Number: PA/2006/1868

(please quote in all correspondence)

Case Officer: Mark Simmonds, Tel: 01724 297309

Email: mark.simmonds@northlincs.gov.uk

26 April 2007

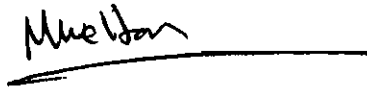
Adam James Consultancy
6 West End
Epworth
DONCASTER
DN9 1LB

Dear Sir/Madam

Planning Appeal: Stone Lodge Pets Hotel Stone Lodge
Farm Jaques Bank Belton

In connection with the above appeal, please find enclosed a copy of the council's questionnaire together with the supporting documents. Also enclosed is a copy of a letter which has been circulated to interested parties and owners/occupiers of neighbouring properties, with a list of the persons so notified.

Yours faithfully



Mike Welton
Planning Manager

Encs

SUGGESTED PLANNING CONDITIONS

APPLICATION REF: 2006/1868

INSPECTORATE REF: APP/Y2003/A/07/2041884/NWF

APPEAL SITE: Stone Lodge Pets Hotel Stone Lodge Farm Jaques Bank Belton

PROPOSAL: Planning permission to erect a building comprising a cafe and a restaurant and WC facilities and judges box and meeting/ function rooms

APPLICANT: Mr & Mrs D Render Stone Lodge Pets Hotel

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development shall be carried out in accordance with the submitted drawings and particulars unless otherwise agreed in writing by the local planning authority in which case the development shall be carried out in accordance with the agreed amended details.

Reason

To ensure that the development is carried out in accordance with the provisions of the Town and Country Planning Act 1990 or any amending legislation.

3.

No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

4.

Finished ground floor level of the development shall be set 900mm above the existing ground floor level.

Reason: To reduce the risk and impact of flooding.

5.

The existing vehicular access to the site shall be improved within highway limits in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

6.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the Local Planning Authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

Reason: In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

7.

The proposed new building shall not be brought into use until the vehicle access to it and the vehicle parking, turning and servicing areas serving it have been completed in accordance with the approved details. Once completed the vehicle parking turning and servicing areas shall be retained.

Reason: To ensure an adequate level of parking and servicing for the site is provided and to ensure that the access is satisfactory and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

INFORMATIVE:

Your planning permission includes conditions involving the construction of works within the limits of the existing highway. Before any of the work covered by these conditions is commenced you **MUST** contact the Highway Authority on 01724 296686/6/7.

NORTH LINCOLNSHIRE COUNCIL

Town and Country Planning Act 1990

APPEAL BY MR & MRS D RENDER STONE LODGE PETS HOTEL

**AGAINST THE REFUSAL BY NORTH LINCOLNSHIRE COUNCIL TO GRANT
PLANNING PERMISSION TO ERECT A BUILDING COMPRISING A CAFE AND A
RESTAURANT AND WC FACILITIES AND JUDGES BOX AND MEETING/
FUNCTION ROOMS**

**AT STONE LODGE PETS HOTEL STONE LODGE FARM JAQUES BANK
BELTON**

Local Planning Authority's Reference: PA/2006/1868

Planning Inspectorate's Reference: APP/Y2003/A/07/2041884/NWF

(May 2007)

1. INTRODUCTION

This appeal relates to the refusal by North Lincolnshire council to grant planning permission to erect a building comprising a café and a restaurant and WC facilities and judges box and meeting/function rooms at Stone Lodge Pets Hotel, Stone Lodge Farm, Jaques Bank, Belton, North Lincolnshire. The application was refused on the following grounds;

The proposed building would be harmful to the character and appearance of the open countryside due to its size, scale, height and massing which are unacceptable. The level of facilities provided, including a café and restaurant are considered to be unjustified in this open countryside location. The proposals are therefore contrary to policies DS1 and RD2 of the North Lincolnshire Local Plan.

2. THE SITE AND IT'S SURROUNDS

2.1 The appeal site lies outside the confines of any settlement boundary as defined in the adopted North Lincolnshire Local Plan, and as such is considered to be located in the open countryside. The site has a dwelling, boarding kennels, stables and menages and has planning permission for a horse-walker.

3. COUNCIL'S STATEMENT OF CASE

The relevant policies have been presented within the questionnaire and the local planning authority considers that these policies secure the proper planning of the area. It is considered that these policies are the main material consideration in the determination of the planning application.

3.1 The relevant development plan is the North Lincolnshire Local Plan. The plan was adopted in May 2003 and is therefore the current most relevant document referred to and due weight must be given to all the policies in this plan, and applications for planning permission determined in line with the plan unless material considerations indicate otherwise as advised in Planning Policy Statement 1: Delivering Sustainable Development (2005), para. 8.

3.2 **Policy RD2 (Development in the Open Countryside)** relates to development in the open countryside and states that development in the open countryside will be strictly controlled. Planning permission will only be granted for development that is, amongst other things, essential to agriculture or forestry; employment related development appropriate to the open countryside; essential for the provision of outdoor sport, countryside recreation, or local community facilities; for the re-use and adaptation of existing rural buildings or for diversification of an established agricultural business. This is provided that the open countryside is the only appropriate location and can not be reasonably be accommodated within defined settlement boundaries; accords with the specific requirements of other relevant policies in the local plan; would not be detrimental to the character and appearance of the open countryside or nearby settlements, or residential amenity; account is taken of the availability of public transport and the best use is made of existing and new landscaping. The principle of a

recreational use on this site is not disputed but the size and scale of the building and the intensity of the level of provision of services are clearly unacceptable. The site is prominent and visible from the A18 for some distance. The proposed building would be a significant and discordant feature in the landscape, primarily due to its size and height. At 9.4 metres high for the two-storey element and with an overall width x breadth of 27.1 x 15.1 metres the building would have a detrimental impact upon the character and appearance of the open countryside in this location and would be harmful to the visual amenity of the area, it should also be noted that the flood risk assessment requires floor levels to be raised by a further 900mm. Furthermore the level of facilities being proposed, especially the 92-seat café/restaurant is excessive for an open countryside setting and is considered to be more than just ancillary to the primary equestrian use. The proposals are therefore contrary to policy RD2 of the Local Plan.

3.3

Policy DS1 (General Requirements) specifically states that all proposals will be expected to comply with certain criteria including amenity. Policy DS1 also states that the design and external appearance of proposals should reflect or enhance the character, appearance and setting of the immediate area. This proposal is clearly not in keeping with this as the size, scale and height are excessive and would have a significant detrimental impact upon the appearance of the area, which is sited, within the open countryside.

- 3.4 Para 1 (iv) of Planning Policy Statement 7: Sustainable Development in Rural Areas advises that new development in the open countryside away from existing settlements, or outside areas allocated for development in development plans, should be strictly controlled.
- 3.5 Policy En1 of the Humberside Structure Plan applies and states that proposals for development will be considered with a view to minimising adverse effects on the environment whilst making the best uses of the County's environmental resources.

4. COMMENTS ON THE APPELLANTS GROUNDS OF APPEAL

- 4.1 The appellant bases their case on the business need of the equestrian use to be able to hold events and shows and to cater for judging of horses. The appellant also refers to national guidance on encouraging rural economies and small businesses particularly in relation to tourist and visitor facilities. These comments are noted but while the Council is not seeking to prevent the equestrian use on this site the building that has been applied for is excessive in size and height and the high level of facilities are not considered to be justified. The proposals represent an unacceptable form of development.
- 4.2 The appellants argue that it is illogical for the Council to refuse permission for this proposed development as previous applications were given planning permission. Whilst permission was given for livery and stables and a menage, a further menage and a horse walker, these applications were submitted piecemeal and not as a whole coherent set of proposals to be assessed in their totality, but rather several applications were submitted and each was assessed on its own merits. If one application had been submitted for the whole scheme indicating the size and scale of this element the application may well have been likely to have been recommended for refusal. The current proposal is judged on its own merits and is contrary to both national and local planning policies as referred to above. It is completely logical

and reasonable for the Council to have refused permission for these proposals, and the previous approvals, submitted in a piecemeal fashion, do not obligate the Council to approve further applications if, as in the case of this application, they are considered unacceptable.

5. CONCLUSION

- 5.1 The Council contends that the appeal proposals do not accord with policy H5 of the North Lincolnshire Local Plan. The Council has considered that the proposals are unsatisfactory having regard to the development plan, other material considerations and the locality. The above appeal statement demonstrates that the proposals would cause harm to issues of accepted importance. The Council is of the opinion, therefore, that the decision to refuse the application was reasonable and the inspector is respectfully requested to dismiss the appeal.



The Planning Inspectorate

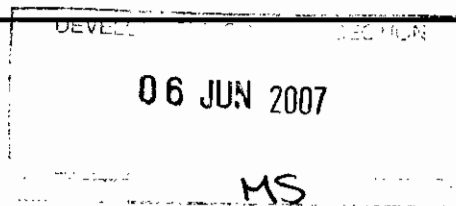
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Mrs L Morton
North Lincolnshire Council
Development Control
Planning Dept
Church Square House
P O Box 42
Scunthorpe
DN15 6XQ
N Lincs

Your Ref: 2006/1868
Our Ref: APP/Y2003/A/07/2041884/NWF
Date: 5 June 2007



Dear Mrs Morton

Town and Country Planning Act 1990
Appeal by Mr & Mrs D Render
Site at Stone Lodge Pets Hotel, Medge Hall Road, Jaques Bank, Thorne,
Doncaster, DN8 5SW

I enclose a copy of the appellant statement relating to the above appeal.

If you have any comments on the points raised, please send 2 copies to me no later than **26 June 2007 (extended deadline)**. You should comment solely on the representations enclosed with this letter.

You cannot introduce new material or put forward arguments that should have been included in your earlier statement. If you do, your comments will not be accepted and will be returned to you.

Using e-mail and the internet

You can now use the internet to send us documents and check the information and the progress of this case at (www.planningportal.gov.uk/pcs). If you send us your comments by e-mail, you only need to send us one copy of each. However, if you post your comments, please send us 2 copies of everything and put the full appeal reference number on each copy.

Comments submitted after the 9-week deadline will not be seen by the Inspector unless there are extraordinary circumstances for the late submission.

Yours sincerely

RAA



APPEAL BY Mr & Mrs RENDER

***LAND AT STONE LODGE PETS HOTEL,
MEDGE HALL ROAD, JAQUES BANK,
THORNE***

**ERECTION OF TWO STOREY BUILDING
COMPRISING CAFÉ/RESTAURANT, W.C
FACILITIES, JUDGES BOX &
MEETING/FUNCTION ROOMS**

APPEAL REF – APP/Y2003/A/07/2041884

***STATEMENT ON BEHALF OF APPELLANT
BY INFORMAL HEARING***

ROBIN R. FORRESTER B.Sc M.R.T.P.I
ADAM JAMES CONSULTANCY Ltd

STATEMENT ON BEHALF OF THE APPELLANT

1. Appeal Site and Surrounding Area
2. Background and History
3. National and Local Policy
4. Case for the Development
5. Conclusion

1. APPEAL SITE and SURROUNDING AREA

Stone Lodge is a traditional N. Lincolnshire farmstead situated in the open countryside, on the A18 road from Doncaster to Scunthorpe.

It is situated on the northern side of the main road and the appeal site is to the north of the detached farm house and kennels buildings.

The appeal site is one of several farms within this flat fenland countryside which is dominated by the flatness of the landscape and the substantial and deep drainage ditches which adjoin the remarkably straight roads in the locality.

The farm has its own entrance and the equestrian use is served from its own drive and is situated within substantial grounds surrounding the complex.

The house and complex of buildings is a significant distance from other buildings.

2. BACKGROUND and HISTORY

The proposal is to erect a building to house essential facilities in conjunction with the established and expanding equestrian use at the site.

The proposal is to provide an amenity block to meet the needs of the business (which is described in the grounds of appeal), and relates to the establishment of a centre of excellence for horse training and showing.

The isolated location of the site means that all facilities need to be provided on site – toilets and refreshments – in addition to the judge's boxes for times when the shows are held.

The appeal application was submitted on 18.12.06, and Planning Permission was refused on 02.02.07 due to the alleged 'harm to the countryside.

There is extensive history at the site including kennels, the stables, ménages and horse walker, and this development would complete the planned development at the site.

3. NATIONAL AND LOCAL PLAN POLICY

There is little guidance aimed directly at significant equestrian uses incorporating horse training and showing.

P.P.G 4 – Industrial, commercial development and small firms indicates that Local Plans should direct particular types of industry to particular areas, (although in this instance, there are no specific policies relevant to this development).

At paragraph 13, the P.P.G indicates that the planning system should not place unjustified obstacles in the way of development necessary to provide investment and jobs – and this development will create numerous rural-based jobs and many 'follow-on' investment and assistance to other rural businesses.

Paragraph 16 indicates that development necessary to sustain the rural economy needs to be weighed against the protection of the countryside in terms of the landscape, wildlife, agriculture and natural resources.

The development proposed is only a modest part of a larger development (which already has permission) and the proposal will not harm any of the stated issues in relation to the countryside, and the site is not one of the recognised 'sensitive' areas.

P.P.S 7 does not refer to such developments specifically but indicates that L.P.A's should be sympathetic to equestrian-based developments, and all development needs to have regard for the general principles of social inclusion and recognising the needs of everyone, effective protection of the environment and protecting the countryside for the sake of its intrinsic character and beauty, and that all development should be well designed in keeping and scale with its location and sensitive to the character of the countryside and its local distinctiveness.

The development has been so designed and points 10 – 17 of the grounds of appeal indicate the basic National Policy background.

P.P.S 1 refers to design, noting at paragraph 34, that ‘design which is inappropriate for its context or fails to take the opportunity available for improving the character and quality of the area and the way it functions, should not be accepted’.

The design of the development has been kept deliberately as low as practicable.

Paragraph 38 of P.P.S 1 indicates that “design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings and the local area more generally”, and goes on to indicate that L.P.A’s should not attempt to impose architectural style or particular taste and that it is appropriate to promote or re-inforce local distinctive style.

The development has taken the above principles on-board in reaching the design of the extension and has taken care not to create a development that would not ‘jar’ with the existing property or its surroundings.

There are no Local Plan Policies which give any useful guidance on the design of equestrian type developments.

The Council has not suggested that the development causes any ‘harm’ to any interests of acknowledged importance, merely that the proposal exceeds their ‘undefined’ ideas for size, scale, height and massing without clarifying why they have come to their view.

4. CASE FOR THE DEVELOPMENT

From the above sections, it has been concluded that a proposal would comply with National guidance relating to equestrian uses and development that will aid the rural economy.

There will be no adverse impact upon the amenity of the neighbours, and the development is considered to provide a satisfactory appearance.

The appellant believes that the development proposed is appropriate in terms of its design, the impact on the character of the, whereas the Council in their Reasons for Refusal do not refer to anything specific in relation to the appearance in the countryside.

THE APPEARANCE

The development has been drawn up to provide the accommodation required by the appellant whilst preserving the general character of the countryside.

The Council does not refer to the design and appearance being inappropriate, merely that they do not want a building of this height and massing.

Due to the very flat open nature of the appearance of the countryside, it would be very difficult to provide a building that does not have some impact, but it is considered that the needs of the appellants business outweighs any harm.

The proposal is located within an area of predominantly 2 storey traditional vernacular farm houses and cottages, modern farm bungalows and modern farm buildings and the appellants nearby stables/kennels, and viewed against such surroundings, the appeal development will not appear out-of-place.

The height of the building has a similar eaves/ridge height to that of the main stables dwelling, has a similar roof pitch and will not appear out-of-place.

The appearance of the building is not unduly 'bulky' and will not detract from the surrounding area and its height/bulk is the minimum necessary to function effectively.

The extension therefore reflects the nature of surrounding development and reflects the local distinctive character as identified in P.P.S 1 and whilst the size does not find favour with the Council, they have not specified any elements of the design that they find inappropriate.

5. CONCLUSION

The development accords with National Policy contained in P.P.G 4 and P.P.S 7, which directs L.P.A's to be mindful of the needs of businesses, particularly equestrian development and those which boost the rural economy.

The development proposed is an appropriate design that reflects its functional need and the style of the building is appropriate to both the site itself and the wider fundamental character of the countryside and will have an acceptable appearance in the landscape.

The building, when viewed against the adjacent development at the site, will not have an intrusive or domineering impact on the surroundings.

The extension will not over-look the neighbour or result in a loss of amenity.

The proposal has been drawn up following the principles contained in P.P.S 1.

The Council have not suggested what specific 'harm' would be caused as a result of the development.

The Appointed Inspector is respectfully requested to allow this appeal.



The Planning Inspectorate

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Mrs L Morton
North Lincolnshire Council
Development Control
Planning Dept
Church Square House
P O Box 42
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DN15 6XQ
N Lincs

Your Ref: 2006/1868
Our Ref: APP/Y2003/A/07/2041884/NWF
Date: 28 June 2007

Dear Mrs Morton

Town and Country Planning Act 1990
Appeal by Mr & Mrs D Render
Site at Stone Lodge Pets Hotel, Medge Hall Road, Jaques Bank, Thorne,
Doncaster, DN8 5SW

I enclose for your information a copy of the appellant's final comments on the above appeal. Normally, no further comments, from any party, will now be taken into consideration.

Yours sincerely

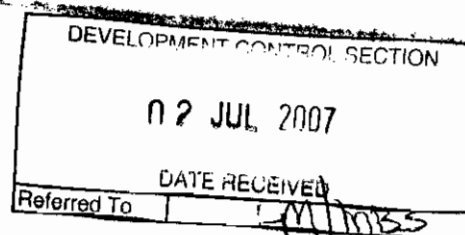
Rose Holland

217L(BPR)

You can now use the Internet to submit documents, to see information and to check the progress of this case through the Planning Portal. The address of our search page is -

<http://www.pcs.planningportal.gov.uk/pcsportal/casesearch.asp>

You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button



APPEAL BY Mr & Mrs RENDER

***LAND AT STONE LODGE PETS HOTEL,
MEDGE HALL ROAD, JAQUES BANK,
THORNE***

**ERECTION OF TWO STOREY BUILDING
COMPRISING CAFÉ/RESTAURANT, W.C
FACILITIES, JUDGES BOX &
MEETING/FUNCTION ROOMS**

APPEAL REF – APP/Y2003/A/07/2041884

***COMMENTS ON COUNCILS STATEMENT ON
BEHALF OF APPELLANT
BY INFORMAL HEARING***

ROBIN R. FORRESTER B.Sc M.R.T.P.I
ADAM JAMES CONSULTANCY Ltd

COMMENTS ON BEHALF OF THE APPELLANT IN RELATION TO COUNCILS STATEMENT

In their statement, the Council refers at 3.2 to Policy RD2 and notes that one acceptable criterion is “employment related development appropriate to the Countryside.”

The development is related to employment in the countryside as the appellant has established a significant ‘employment’ base at his site and is one of the largest employers in the locality.

As the development relates to the provision of facilities essential for the operation of the ‘show-jumping’ side of the equestrian business, it is appropriate at the site – after all the facilities would be useless on say the nearby industrial estates and to do so would encourage car use.

The facilities are to cater for the level of visitors to the already approved ménages.

The Council also agrees that the recreational use of the site is appropriate but states that the size and scale of the building and the intensity of use is unacceptable.

They do not quantify this – and a two storey building is hardly out of scale as the Council have approved numerous farmhouses and other buildings in the countryside that are significantly larger than this.

Viewed against the other buildings in the locality – particularly the recently constructed stables and kennels buildings, the current development is not out-of-scale nor excessive in size.

The Council states that the building would be detrimental to the character and appearance of the area but do not state why.

The Council suggests that a 92 seat café is not ancillary to the primary equestrian use but this is not a large facility when the number of visitors to a nationally important ‘show’ is underway. Large concentrations of visitors need appropriate toilet facilities and being ‘outdoor’ events that operate all-day; it is not unreasonable to expect them to expect some refreshments.

The alternative would be to encourage car-use as they would leave the site temporarily in order to find refreshments elsewhere.

At 3.3, the Council states that Policy DS1 requires new development to reflect and enhance the character of the ‘immediate area’

In this instance, the immediate area is set by the other buildings on the site – the kennels and stables buildings and the building proposed is in keeping with the surrounding development.

At 4.1, the Council indicates that it is not seeking to prevent the equestrian use of the site (this does after all have planning consent) but they are opposed to the size and height of the building which they do not consider to be justified.

As previously stated, the building has been kept to the absolute minimum needed to be able to judge horses and to provide the basic w.c./refreshments expected at the venue.

At 4.2, the Council suggests that because applications were put in ‘piecemeal’ rather than as one scheme, they need not consider the implications of the scheme.

In approving the previous applications for what were very extensive ménage facilities, it should have been obvious to the Council that such developments would draw extensive visitor numbers and that essential facilities for such developments would be necessary in the future.

The Council could have utilised their powers to require further details in relation to visitor numbers/vehicles etc, but they did not do so and therefore they were content to allow development in the countryside that would be a significant visitor attraction.

To then resist the essential facilities for such visitors is not in the spirit of P.P.S 7, which allows for the development of visitor facilities at visitor attractions.

In their conclusion at 5.1, the Council indicates that the proposal does not accord with Policy H5 of the North Lincolnshire Local Plan.

This policy relates to the siting of new residential development and has little or no bearing on this case and clearly did not form part of the reasons for refusal.

To attempt to introduce new reasons for refusal at this late stage of an appeal process is unreasonable and the appellants will seek costs in this respect at the forthcoming hearing.

CONCLUSION

The development proposed represents an acceptable form of development that reflects the character other buildings at this locality will not cause any undue loss of visual amenity and is well related to the other, far more extensive development at the site.

The proposal is consistent with National Policy contained in P.P.S 1 and P.P.S 7 and provides for essential visitor facilities at a major visitor attraction that has already been approved by the Council.

It is not unduly large or out-of-scale and provides the minimum level of facilities required and therefore complies with Policies RD2 and DS1 of the Adopted N.L.L. Plan.

The Appointed Inspector is respectfully requested to allow this appeal.



The Planning Inspectorate

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DN15 6XQ
N Lincs

Your Ref: 2006/1868
Our Ref: APP/Y2003/A/07/2041884/NWF
Date: 20 October 2007

Dear Mrs Morton

Town and Country Planning Act 1990
Appeal by Mr & Mrs D Render
Site at Stone Lodge Pets Hotel, Medge Hall Road, Jaques Bank, Thorne,
Doncaster, DN8 5SW

I am writing to tell you that we propose to hold a hearing into this appeal at 10:00 on Tuesday 15 January 2008 at a venue to be arranged.

It is now our policy to allow each party only one refusal of a hearing date, before we set a date, time and place for the hearing. If you cannot accept the date offered, you may agree a reasonable alternative with the other party. The availability of the Inspector is a crucial factor in this process. We will let you know whether we can supply an Inspector for any date you agree between yourselves, but you should bear in mind that this offer date is the earliest practicable date available and, due to the current delays in arranging hearings, it will not be possible to consider any mutually agreed date which is earlier than the one above. Any negotiation of an alternative date must be concluded within one month from the date of this letter.

You can reply to me by telephone or letter. If I do not hear from you by 30 October 2007, I will assume that the proposed hearing date is acceptable, and that you are not intending to negotiate an alternative hearing date with the other party.

You should not assume that the hearing date offered here is the one that will eventually go ahead. We will write to you again to confirm the final arrangements.

Yours sincerely



Claire Smith

NB: Only correspondence concerning the hearing date (and venue) should be addressed to the above room. All other correspondence should be addressed to the case officer mentioned in the initial letter.

206F

You can now use the Internet to submit documents, to see information and to check the progress of this case through the Planning Portal. The address of our search page is -

<http://www.pcs.planningportal.gov.uk/pcsportal/casearch.asp>

You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button



The Planning Inspectorate

Room: 3/23 Hawk
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2 The Square
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Direct Line: 0117-372-6131
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claire.smith@pins.gsi.gov.uk
<http://www.planning-inspectorate.gov.uk>

Mrs L Morton
North Lincolnshire Council
Development Control
Planning Dept
Church Square House
P O Box 42
Scunthorpe
DN15 6XQ
N Lincs

Your Ref: 2006/1868
Our Ref: APP/Y2003/A/07/2041884/NWF
Date: 2 November 2007

Dear Mrs Morton

**Town and Country Planning Act 1990
Appeal by Mr & Mrs D Render
Site at Stone Lodge Pets Hotel, Medge Hall Road, Jaques Bank, Thorne,
Doncaster, DN8 5SW**

I am writing to advise you that the hearing into this appeal will start at 10.00 on 15 January 2008 at North Lincolnshire Council Offices, Pittwood House, Scunthorpe. Please arrange a car-parking space for the Inspector. Could you send the details, together with a location plan of the venue, to the case officer quoting our appeal reference number.

The name of the Inspector will be confirmed to you at a later date.

Please write to all those other than the appellant, with an interest in the land, and those who made representations at the planning application stage i.e. including any interested third parties, telling them about the hearing details at least 2 weeks before the hearing date. Your letter should cover:

- An Inspector has been appointed by the Secretary of State to determine this appeal;
- The location of the site and a description of the development;
- Where your, and the appellant's, statements and future comments can be inspected;
- that they may attend the hearing and, at the Inspector's discretion, give their views;
- that we will send a copy of the decision letter only to those who ask for one in writing;



- what facilities are available for people with disabilities e.g. parking spaces, access and seating arrangements etc.

You should send a copy of this letter and a list of those notified to the case officer. If you have not already done so, please send 2 copies of your written statement to the case officer and one copy to any statutory party. We must receive it within 6 weeks of the starting date.

If you consider it appropriate, please notify the press of the hearing. Please also note that people with disabilities who may be concerned about facilities at the hearing venue have been advised to write to, or contact, your Council to confirm that proper provisions are in place.

We aim to issue decision letter 7 weeks of the close of the hearing. If there is likely to be significant delay, we will let you know.

Yours sincerely

Claire Smith

206J

*You can now use the Internet to submit documents, to see information and to check the progress of this case through the Planning Portal. The address of our search page is - <http://www.pcs.planningportal.gov.uk/pcsportal/casesearch.asp>
You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button*



Lynda
Morton/PL/NorthLincs
05/11/2007 13:54

To claire.smith@pins.gsi.gov.uk
cc
bcc
Subject Your Ref: APP/2041884/NWF

Appeal by Mr & Mrs D Render
Site at Stone Lodge Pets Hotel, Medge Hall Road, Jaques Bank, DN8 5SQ

Council Ref: 2006/1868

Claire - due to a lack of room availability I have had to book Meeting Room 1, Council Offices, Church Square House, Scunthorpe as the venue for the above hearing on 15 January 2008.

Lynda



The Planning Inspectorate

Room: 3/23 Hawk
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<http://www.planning-inspectorate.gov.uk>

Mrs L Morton
North Lincolnshire Council
Development Control
Planning Dept
Church Square House
P O Box 42
Scunthorpe
DN15 6XQ
N Lincs

Your Ref: 2006/1868
Our Ref: APP/Y2003/A/07/2041884/NWF
Date: 9 November 2007

Dear Mrs Morton

Town and Country Planning Act 1990
Appeal by Mr & Mrs D Render
Site at Stone Lodge Pets Hotel, Medge Hall Road, Jaques Bank, Thorne,
Doncaster, DN8 5SW

Please Note: Change of venue

I am writing to advise you that the hearing into this appeal will start at 10.00 on 15 January 2008 at **Meeting Room 1, Council Offices, Church Square House, Scunthorpe**. Please arrange a car-parking space for the Inspector. Could you send the details, together with a location plan of the venue, to the case officer quoting our appeal reference number.

The name of the Inspector will be confirmed to you at a later date.

Please write to all those other than the appellant, with an interest in the land, and those who made representations at the planning application stage i.e. including any interested third parties, telling them about the hearing details at least 2 weeks before the hearing date. Your letter should cover:

- An Inspector has been appointed by the Secretary of State to determine this appeal;
- The location of the site and a description of the development;
- Where your, and the appellant's, statements and future comments can be inspected;
- that they may attend the hearing and, at the Inspector's discretion, give their views;



INVESTOR IN PEOPLE

- that we will send a copy of the decision letter only to those who ask for one in writing;
- what facilities are available for people with disabilities e.g. parking spaces, access and seating arrangements etc.

You should send a copy of this letter and a list of those notified to the case officer. If you have not already done so, please send 2 copies of your written statement to the case officer and one copy to any statutory party. We must receive it within 6 weeks of the starting date.

If you consider it appropriate, please notify the press of the hearing. Please also note that people with disabilities who may be concerned about facilities at the hearing venue have been advised to write to, or contact, your Council to confirm that proper provisions are in place.

We aim to issue decision letter 7 weeks of the close of the hearing. If there is likely to be significant delay, we will let you know.

Yours sincerely

Claire Smith

206J

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Application Number: PA/2006/1868

(please quote in all correspondence)

Case Officer: Mark Simmonds Tel: 01724 297309
mark.simmonds@northlincs.gov.uk

22 November 2007

Dear Sir/Madam

Planning Appeal – Informal Hearing: Planning permission to erect a building comprising a cafe and a restaurant and WC facilities and judges box and meeting/ function rooms Stone Lodge Farm Jaques Bank Belton

Inspectorate's Reference: APP/Y2003/A/07/2041884/NWF

Appellant: Mr & Mrs D Render Stone Lodge Pets Hotel

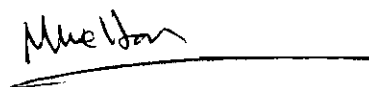
I wrote to you previously to let you know about the above appeal. The Planning Inspectorate have now decided on a date for the hearing and this letter is to inform you about the arrangements.

The hearing will take place on Tuesday 15 January 2008 commencing at 10:00 at the Council Offices, Meeting Room 1, Church Square House, Scunthorpe. It will be chaired by the Inspector, who will lead a discussion about the proposal. The atmosphere is informal – it is not a public inquiry and parties other than the Council and the appellants are allowed to take part, at the Inspector's discretion.

All views received which have already been expressed in writing will still be taken into account. Additionally, as an occupier of property near to the site or an otherwise interested party, you are invited to attend to give your views, or if you wish, to ask someone to attend on your behalf. It would be helpful, although it is not essential, to have an indication if you are likely to attend or be represented so that I can ensure the accommodation is suitable for the event.

Please contact the case officer Mark Simmonds on 01724 297309

Yours faithfully



Mike Welton
Head of Planning

Copies for information sent to:

Cllr B Briggs
Conservative Group Office
Pittwood House
SCUNTHORPE

Cllr L Redfern
Conservative Group Office
Pittwood House
SCUNTHORPE

Councillor J Collinson
Chair of the Planning Committee
Conservative Group Office
Pittwood House
SCUNTHORPE

Councillor D Whiteley
Vice Chair of the Planning
Committee
Conservative Group Office
Pittwood House
SCUNTHORPE

Clerk Mr R T Matthews
Clerk to Belton Parish Council
Kootenays
88 Messingham Lane
Greetwell
Scawby
DN20 9NE

Letter sent to:

The Owner/Occupier
Hawthorn House
High Levels Bank
Belton
DONCASTER
DN8 5SJ

The Owner/Occupier
Charity Farm
Jaques Bank
Belton
DONCASTER
DN8 5SW

The Owner/Occupier
Jaques Farm
Jaques Bank
Belton
DONCASTER
DN8 5SW

The Owner/Occupier
Dirtness Cottage
High Levels Bank
Belton
DONCASTER
DN8 5SJ



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<http://www.planning-inspectorate.gov.uk>

Mrs L Morton
North Lincolnshire Council
Development Control
Planning Dept
Church Square House
P O Box 42
Scunthorpe
DN15 6XQ
N Lincs

Your Ref: 2006/1868
Our Ref: APP/Y2003/A/07/2041884/NWF
Date: 29 November 2007

Dear Mrs Morton

Town and Country Planning Act 1990
Appeal by Mr & Mrs D Render
Site at Stone Lodge Pets Hotel, Medge Hall Road, Jaques Bank, Thorne,
Doncaster, DN8 5SW

NOTIFICATION OF INSPECTOR

I am writing to inform you that the Inspector appointed to hold the hearing into the above appeal will now be:

Louise Crosby MA MRTPI

You have already been given notice of the arrangements for this hearing.

Yours sincerely

Caroline Harvey

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

206C

You can now use the Internet to submit documents, to see information and to check the progress of this case through the Planning Portal. The address of our search page is - <http://www.pcs.planningportal.gov.uk/pcsportal/casesearch.asp>

