

17th April 2023

HPBC DEVELOPMENT CONTROL COMMITTEE

UPDATES SHEET

ITEM 1 – Lower Cliff Farm (HPK/2022/0359)

Agent Submission

I want to just clarify that the existing 8 stables are not all used by the applicants – the stables are also used by people locally, some of whom have had horses there for many years.

The horses that are stabled at Lower Cliffe Farm will have use of the menage and grazing in the field. It will not be open for use by anyone else.

As the horses are already there, there will be no impact on highways.

I want to check that the condition in its use of the word ‘occupants’ includes the horses that reside at Lower Cliffe Farm. If not, perhaps the condition could be ‘use of the menage solely for the occupants and horses stabled at Lower Cliffe Farm and not for anyetc ’

OFFICER COMMENTS

Notwithstanding the comments made by the planning agent the planning application has been assessed on the basis that the menage would be used solely for the occupants of Lower Cliff Farm and their own horses. During the course of the application there has been no suggestion that the menage would be used by any other persons for commercial purposes. A review of the planning history associated with the site, does not reveal that planning permission exists for any livery business.

In light of this, it is recommended that the condition outlined in the committee report concerning the use of the menage solely by the occupiers of Lower Cliff Farm and their own horses be retained. If in the future, the applicant wishes to operate the menage on a commercial basis this would need to be subject of a further planning application.

In terms of the surfacing of the menage, no details have been provided in the application, therefore it is recommended that an additional condition be imposed, securing these details.

ITEM 2 – Cemetery Road (HPK/2023/0045)

Derbyshire Wildlife Trust

I don't think we need to comment on the above variation of condition.

ITEM 3 – Portland Hotel (HPK/2022/0521)

No updates