SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H19/0766/93 Received:10-AUG-93 Type:FULL

Name: Mrs A Mitchell
Chestnut Farm
Guanockgate
Sutton St Edmund
Spalding, Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Change of use of agricultural farmhouse and yard to equitation and training centre
Location : Chestnut Farm Guanockgate
Sutton St Edmund Spalding, Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

3 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

4 No alterations to the external appearance of the building shall be carried out.

Reason: No details of such alterations have been submitted for approval by the Local Planning Authority.

5 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

6 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

7 The proposed parking area shall be constructed and surfaced in accordance with details to be agreed with the Local Planning Authority before development commences and shall thereafter be completed in accordance with the approved details to the reasonable satisfaction of the Local Planning Authority, before the development is brought into use.

Reason: To ensure a satisfactory development in the interests of the amenities of the locality and also highway safety.

8 No floodlighting shall be installed without planning permission.

Reason: In the interests of the amenities of the locality.

9 Notwithstanding the Town and Country Planning (Use Classes) Order 1987, the site shall only be used as an equitation centre (excluding the breeding of horses and the holding of public events).

Reason: To ensure a satisfactory development in the interests of the amenities of the locality and also highway safety.

10 Before the commencement of the use hereby approved, the timber fencing shown on the approved plan shall be provided to the satisfaction of the Local Planning Authority.

Reason: In the interests of the amenities of the locality.

Director of Planning and Building Control Services
17-SEP-93 H19/0766/93

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H19/0766/93.

Date Registered 10 AUG 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MRS. A. MITCHELL.
CHESTNUT FARM.
GUINNOCKGATE.
SUTTON-ST-EDMUND.
SPALDING.
LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

G.R. MERCHANT.
2 CHAPEL GARDENS.
WHAPLODE.
SPALDING.
LINCS.

0406 490800.

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CHANGE OF USE OF AGRICULTURAL FARM HOUSE & YARD TO EQUITATION & TRAINING CENTRE.

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £120 If you consider no fee is payable include a written explanation instead.

Signed G.R. Merchant Date 6.8.93 Previous application No.

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use ~~and/or new building works~~ [✓] ➡ Now complete Parts 3, 4 and 5 and an Ownership Certificates

or This is an **outline** application [ ]

Please state Site Area [ ] (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

A. Please state Reference Number of outline permission. B. Please state which reserved matters are dealt with in this application. **Now complete Part 4 only**	

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ]

A. Please state reference Number of previous permission B. Please state Condition Number referred to **Now complete an Ownership Certificate**	

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ]

A. Please state Reference Number of pervious permission B. Please state Condition Number referred to C. Please state variation required **Now complete an Ownership Certificate.**	

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings		If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use	✓	

4. A. Please state site area (in all cases)	hectares
B. If building works are proposed, please state extra floor space to be created:	N/A sq. metres
C. Please state size of any new structure:- (a) max. height:	N/A metres
(b) max. length:	metres
(c) max. width:	metres
D. Please state type and colour of materials for facing external walls:	N/A
E. Please state type and colour of roofing materials.	N/A
F. Has a survey of the site been undertaken? State Yes or No	YES

5. **GENERAL INFORMATION** Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site. — FARM HOUSE & YARD.

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road — ✓

or

B. There will be a new or altered access to a public road — ➡ If so, name of road: Will there be— individual access(es) / New estate road

C. What provision will be made for garages or parking within the site? — EXISTING.

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees — ✓

B. The proposal does involve the felling of one or more trees — ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of	N/A.
B. For estate developments, please state how highway surface water will be disposed of	N/A
C. Please state whether a land drain will be affected	NO
D. Foul sewerage will be disposed of to: Mains sewer ☐ Cesspool ☐ Septic tank ☐	N/A.

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	NO	➡ Application No.

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application.
Continue on separate sheet if necessary. SEE ATTACHED REPORT SUPPLIED BY APPLICANT & REFER TO LETTER JB/LAB/1870.19. DATED 30.7.93.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

PART-OWNER.

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... (Applicant / Agent) Date .....

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

MRS. S. A. SCARPINO. CHESTNUT FARM. GHAMOCKGATE. SUTTON-ST-EDMOND. 6.8.93.

Signed ..... (~~Applicant~~ / Agent) Date 6.8.93

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... (~~Applicant~~ / Agent) Date 6.8.93

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features : ISOLATED LOCATION SUBSTANTIAL SCREENING TO SOUTH & WEST UNDER REMAINED FARM HOUSE + ASSOCIATED FARM BUILDINGS

Inspected by
Date 20/8/93

Site Notice posted by
Date
Expiry 20/8/93

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

? ADEQUACY of CAR PARKING

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer Recommendation

Approve ✓ (or equiv)
Refuse (or equiv)

Signed ..... Date 14/9

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

1. TL1 STANDARD TIME CONDITION
2. B22
3. F4
4. STC 10 — BUILDINGS
5. SC 21 (DETAILS
6. SC 27 (IMPLEMENTATION OF PLANTING
7. THE PROPOSED PARKING AREA SHALL BE CONSTRUCTED AND SURFACED IN ACCORDANCE WITH DETAILS TO BE AGREED WITH THE LPA BEFORE DEVELOPMENT COMMENCES AND SHALL →

SCA

THE DEVELOPMENT SHALL BE COMPLETED IN ACCORDANCE WITH THE APPROVED DETAILS TO THE REASONABLE SATISFACTION OF THE LPA, BEFORE THE DEVELOPMENT IS BROUGHT INTO USE.

SCB (8) NO FLOODLIGHTING SHALL BE INSTALLED WITHOUT PLANNING PERMISSION

SCC (9) NOTWITHSTANDING THE T & C P (USE CLASSES) ORDER 1987, THE SITE SHALL ONLY BE USED AS AN EQUITATION CENTRE (EXCLUDING THE BREEDING OF HORSES AND THE HOLDING OF PUBLIC EVENTS),

SCD (10.) BEFORE THE COMMENCEMENT OF THE USE HEREBY APPROVED, THE TIMBER FENCING SHOWN ON THE APPROVED PLAN SHALL BE PROVIDED TO THE SATISFACTION OF THE LPA.

REASONS

(1.) STC - TIME
(2) B21
(3) FA.
(4) SC.10.
(5) 21
(6) 27
(7) (9) TO ENSURE A SATISFACTORY DEVELOPMENT IN THE INTERESTS OF THE AMENITIES OF THE LOCALITY AND ALSO HIGHWAY SAFETY.
(8) (10) IN THE INTERESTS OF THE AMENITIES OF THE LOCALITY

DC INSTRUCTION SHEET

APPLICATION REF:

D. ctions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 Scale drawing.... Highway S/W.... Agric appraisal....

☐ Non Std

Precise details:

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations:

All.....
Specified:

Unsatisfactory –
Further direction:
Signed.....
Senior Off.....

Precise details:

Additional Consultation/Publicity Required

	Publicity: >>	Consultations:	
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	..... G ROW
Discretionary	.....		

Extra Consultations:

WP Note –
G Group available
G* Group essential
(longer expiry)

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	..✓..	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer J A Blackwell

Senior Officer Confirmed ..JMG Date....13/8- Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120.

Receipt No P3111

Date first Rec'd 10 AUG 1993

Registration

Reference H19/0766/93.

Cross-Ref R

Date 11/8/93.

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

Earlier permission - Ref:
New/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid

Site plans
Certificate

Fee
Fee (not free)

Inaccurate
Incomplete
Unclear

Fees

Correct fee £ 120

Nil fee

Discounted

Previous app - ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 365
Grid ref 5 37350 312040

Ward W

Parish 550

Inside IBD NO

Inside LP area NO

OS Plots

Linked to site Ref

Linked to property Ref 0272764

Constraints:

CA Cons Area

LB Listed - Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

Hazards -

Dist Bound

Other:

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath

TPO Tree Pres

HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref:
Request needed
Requested

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

H19/0766/93

FULL

Applicant: Mrs A Mitchell
Tel:

Agent: G R Merchant
0406 490800

Description: Change of use of agricultural farmhouse and yard to equitation and training centre

Location: Chestnut Farm
Guanockgate
Sutton St Edmund
Spalding, Lincs

Valid date:	10-AUG-93	Terminal date:	05-OCT-93
Target dates:		Target Committee:	14-SEP-93
To case officer	17-AUG-93	Report deadline:	31-AUG-93
Inspected by	24-AUG-93	Agreed TD Ext:	
Extra contacts	31-AUG-93	Case Officer:	
Report if not clear by 14-SEP-93		J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	20-AUG-93	10-SEP-93
Clerk to Sutton St E 0406 26739	17-AUG-93	31-AUG-93
Dir of Environmental	17-AUG-93	31-AUG-93
Cllr Mrs E O Hall-Pa 0945 700 829	17-AUG-93	24-AUG-93

L.C.C — Obs Attached Jacb 26/8/93

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
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Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H19/0766/93

Applicant: Mrs A Mitchell
Chestnut Farm
Guanockgate
Sutton St Edmund
Spalding, Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Change of use of agricultural farmhouse and yard to equitation and training centre

Location: Chestnut Farm Guanockgate
Sutton St Edmund Spalding, Lincs

Type: FULL

Date received: 10-AUG-93

17-AUG-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 31-AUG-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Sutton St Edmund PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

Fully supported

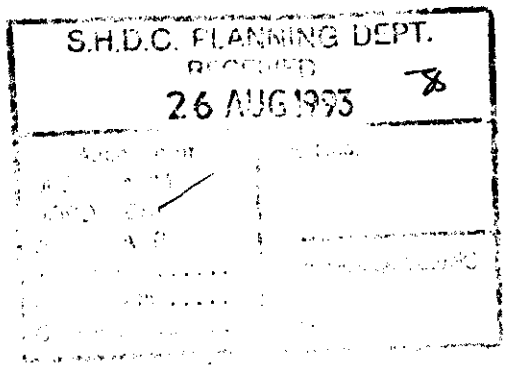
S.H.D.C. PLANNING DEPT.
RECEIVED
- 2 SEP 1993

Signed:

R Clarke

Our Ref: 93/1/SH/0231
Contact: G Thornalley

Date: 24 August 1993



NRA

National Rivers Authority
Anglian Region

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sir

Planning Application No. H19/0766/93

PROPOSAL C/U TO EQUITATION AND TRAINING CENTRE
LOCATION CHESTNUT FARM, GUANOCKGATE, SUTTON ST EDMUNDS
APPLICANT MRS A MITCHELL

I refer to your consultation received on 19 August 1993.

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully

R F Morgan
Planning Manager

GRAINGER DAVIES, B.Sc., C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H19/0766/93.

Form of notification by the County Director of Highways and Planning for
DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

Chestnut Farm Quandergate, Sutton St Edmund

3. Name, classification and number of road

Till

4. Date application referred 18 - 8 - 93

5. State whether outline, detailed application etc.

Full

6. Description of proposed development/change of use including access details

Change of use of Agricultural Farm Hall & Yard to Equitation & Training Centre

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to restrict the grant of permission.~~

b. Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests that the local planning authority refuse the application (reason overleaf).~~

d. Requests the local planning authority to complete Form T.R. 108 para ~~10b as shown overleaf.~~

Date: 19 - 8 - 93.

Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) B22

(2) FU

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B21

(2) FU

Note:— use continuation sheet(s) as necessary.

BRIAN SMITH Dip TP MRTPI
Dir of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3111
Date received : 10-AUG-93

Received from

Mrs A Mitchell

Address

Ches Farm
Guanockgate
Sutton St Edmund
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

Signed.....K. Lowe
(Authorised Collector)

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

REGISTER COPY TO EARLIER PERMISSION

Previous permission: **H19/0766/93**

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H19/0902/93 Received:22-SEP-93 Type:CONDITION COMPLIANCE

Name: Mrs A Mitchell
Chestnut Farm
Guanockgate
Sutton St Edmund
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Details of tree planting, car parking areas & fencing (Conditions 5, 7 & 10 of application H19/0766/93)

Location : Chestnut Farm Guanockgate
Sutton St Edmund Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

05-OCT-93 H19/0902/93

PROPOSED PLAN FOR CHESTNUT FARM EQUITATION AND TRAINING CENTRE.

My name is Alayne Mitchell. I have spent all my adult life in the horse industry both in this country and South Africa. After matriculating (A Levels) from school I came over to the United Kingdom and sat my British Horse Society Assistant Instructors Examination. After 4 years gaining valuable experience , I returned to South Africa. In 1987 my ex husband and I returned to the United Kingdom. In January 1989 we bought a run down stable yard in Wiltshire and I established a very successful equestrian centre and livery yard. My ex husband then returned to South Africa and unfortunately in December 1991 I had to sell the business and the property as part of the divorce settlement. I then moved to Lincolnshire in March 1992 where I have been self employed teaching riding on a free lance basis. At present I am teaching both privately and at two riding establishments in Kings Lynn and March respectively.

NAME OF BUSINESS: Chestnut Farm Equitation and Training Centre.

BUSINESS ADDRESS: Chestnut Farm, Guanockgate, Sutton St Edmund, Spalding, LINCS.

TELEPHONE: 0945 700 205

FORMAT: Sole Trader. Proprietor Mrs. Alayne Mitchell.

INFORMATION ABOUT MYSELF.

H19/0766/93

1970 - Matriculated in South Africa.
1971 - 1 Years training at business college.
1972 - 3 months course at The Moat House in Kent, passed my BHSAI. Kept on as staff. Worked/studied/competed in the U.K. until 1976.
1976 - Returned to South Africa and started freelance teaching- self employed.
1979 - Spent 6 months in the USA getting horses out of quarentine and getting them fit for the sunshine circuit in Florida.
1979 - Returned to South Africa and continued with my freelance teaching, appointed as the Chef de Quip for the Transvaal Junior Dressage Team for 5 years, as well as producing horses to Grade B (show jumping), Prix St George (Dressage).
1987 - Returned to the UK and for 15 months ran the YT Scheme working with horses in Avon.
1989 - Bought own property and established a very successful equestrian centre and livery yard in Wiltshire. Qualified as an Assesor for NVQ's in the equestrian industry.
1991 - Sold both the property and the business.
1992 - Moved to Lincolnshire, self employed on a freelance basis.

NATURE OF THE BUSINESS.

I have been approached by numerous clients over a wide area with a view to starting my own establishment where clients could enjoy quality instruction on quality horses. Having now done market research with a number of clients from various locations I have found that these clients are prepared to travel in order to receive constructive instruction and training. A large number of people are having to travel from Long Sutton, Sutton Bridge and surrounding areas to Kings Lynn for lessons.

At present I am training 10 young people and adults towards their British Horse Society professional qualifications. However, some of these clients do not own their own horses and therefore I am only in a position to instruct them in the stable management aspect of their qualifications. Having run the YT Scheme - working with horses - in Avon (of which I am a true believer) I am at present in touch with the Boston Training Agency with regard to being in a position to become a work provider and in the long term becoming more involved with the YT Scheme in South Lincolnshire in connection with establishing an assesment and training centre. As the equestrian centre will be geared towards training I would be in a position to offer young people from secondary schools the opportunity of work experience and activity facilities. This need not just apply to the South Lincolnshire area but could incorporate the Wisbech and surrounding areas as well.

As an Assesor for NVQ's within the horse industry I am well qualified to be able to offer training to both British Horse Society as well as Associated British Riding Schools professional qualifications. This service I can offer to both YT's and working pupils as well as horse owners wanting to gain professional qualifications or to just increase their knowledge in the care of their horses. I am very proud to say that three of the four students I trained in Wiltshire are now working for Olympic riders both in this country and abroad.

Right from the start of the business I will be employing a full time employee to help me with the horses and the teaching. I have already been approached by a young girl with regard to being taken on as either a YT or working pupil, however, this is only in the New Year. Once again I will be in touch with the Boston Training Agency in connection with placements. As the business starts to establish itself I envisage both myself and the full time employee doing the teaching and training (lecturing) and therefore will have to employ another 2 or 3 YT's or working pupils to assist with the horses.

During school holidays I would be in a position to run riding camps for older children and would also approach the local Pony Club and Riding Clubs with a view to lectures and demonstrations in connection with the equitation side of the industry as well as stable management. Childrens stable management courses proved very popular in the past and this I would continue with for both younger clients and young people with their own horses having both the facilities and equipment with which to increase their knowledge.

As there is no equitation centre east or south of Spalding as far afield as Kings Lynn and March, I feel that I can provide a valuable service with regard to training skills for young people as well as leisure facilities for the general public of South Linolnshire and surrounding counties. This will generate income into the local economy with it's knock-on effect.

FACILITIES.

At present I have all the facilities that I need on the property and do not envisage having to develop the property in the forseeable future. At present there are 8 loose boxes and I would not have more than that number of horses/ponies on the property. Turnout facilities are a little limited, however, my horses live in and only go out into the paddock for a few hours a day. I am at present negotiating with the neighbouring farmer with regard to renting a few acres for turnout facilities.

I will be using the conservatory (with outside loo) as an office and clients reception area. For now this can also be used as lecturing facilities.

There is a very well preserved brick built barn adjoining the yard, which at present is a redundant building. In the short to medium term I would like to partition the interior into a tack room and clients reception area, this area could also double up as lecturing facilities for students. The tack room is going to have to be made very secure, as second hand tack is an extremely marketable commodity. There will be no external changes to the structure of the building, all changes will be made internally.

INCREASED TRAFFIC.

With only a small number of horses (8), lesson numbers will be very restricted in size. With this in mind there should not be a noticable increase in traffic, with the maximum of 4 clients arriving/leaving within a quarter of an hour of the start/end of a lesson or lecture.

ACCESS AND PARKING.

The property is approached through a 15' gate where there is ample room for two vehicles to pass. The gate is set back 12m from the road, allowing at least two cars access at any one time. I have designated a 15m area for parking of cars well out of the way of the drive.

At present I have my horse feed delivered on a once a month basis and this is the only large vehicle to enter the property. The feed room is situated in the yard to the rear of the property and there is clear access for large vehicles. I buy my hay and straw off the field and this entails the local farmers delivering twice or three times a year with a tractor and trailer. There is also ample turning room for both lorries and tractors to enable them to leave the property without reversing onto the road.

HACKING/ RIDING OUT.

As the horses are not competition horses there will be no need to do hours of road work. The only hacking that I would allow is for staff to walk the horses out just to give the a 'change of scenery'. Once again the neighbouring farmer has a gate from the next door field through to his farm and out to the small roads towards Gorefield. The establishment will be geared towards the more serious rider and for safety reasons to horses, clients and motorists I will not hire out horses for hacking around the roads.

REMOVAL OF MUCK HEAP.

At present I am negotiating with the neighbouring farmer in connection with the removal of the muck heap for use on his land. The collection of the muck heap would be made through a gate that he has offered to erect between the two properties. In the past I have found that clients and the general public have asked if they could bag and collect for their own gardening purposes.

Land Use.

Present and Proposed

a • STABLE BLOCK, BUILT OF CORRUGATED IRON ROOFING & CREOSOTED SHIP LAP. PROPOSED TO REMAIN AS SUCH.

b • OLD FLAT SITE BUILT OF CREOSOTED SHIP LAP AND CORRUGATED IRON. AT PRESENT USED TO HOUSE THE DOGS BUT PROPOSED TO BE USED WITHIN THE EQUITATION BUSINESS.

c • SMALL BRICK STORE PROPOSED TO REMAIN AS SUCH.

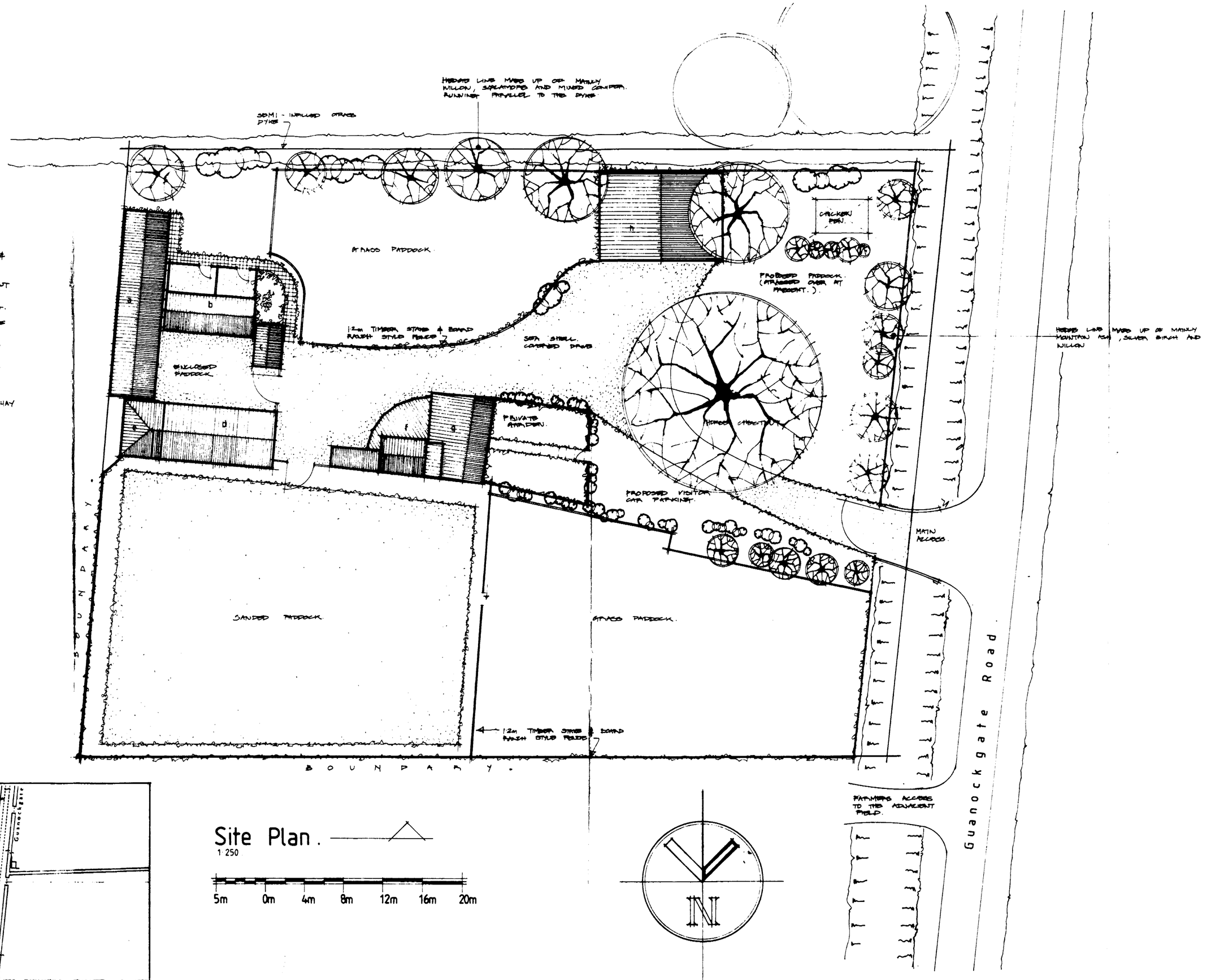
d • BRICK AND SLATE BUILT BARN, PROPOSED TO BECOME SECURE TACK ROOM.

e • STABLE BLOCK ACCESS VIA PROPOSED TACK ROOM, PROPOSED TO REMAIN AS PRESENT USAGE.

f • FLAT ROOF EXTENSION TO HOUSE, PROPOSED FOR BUSINESS USAGE (EXPLAINED IN ADJOINING DOCUMENT).

g • OWNERS HOUSE, RENDERED & TILED FINISH

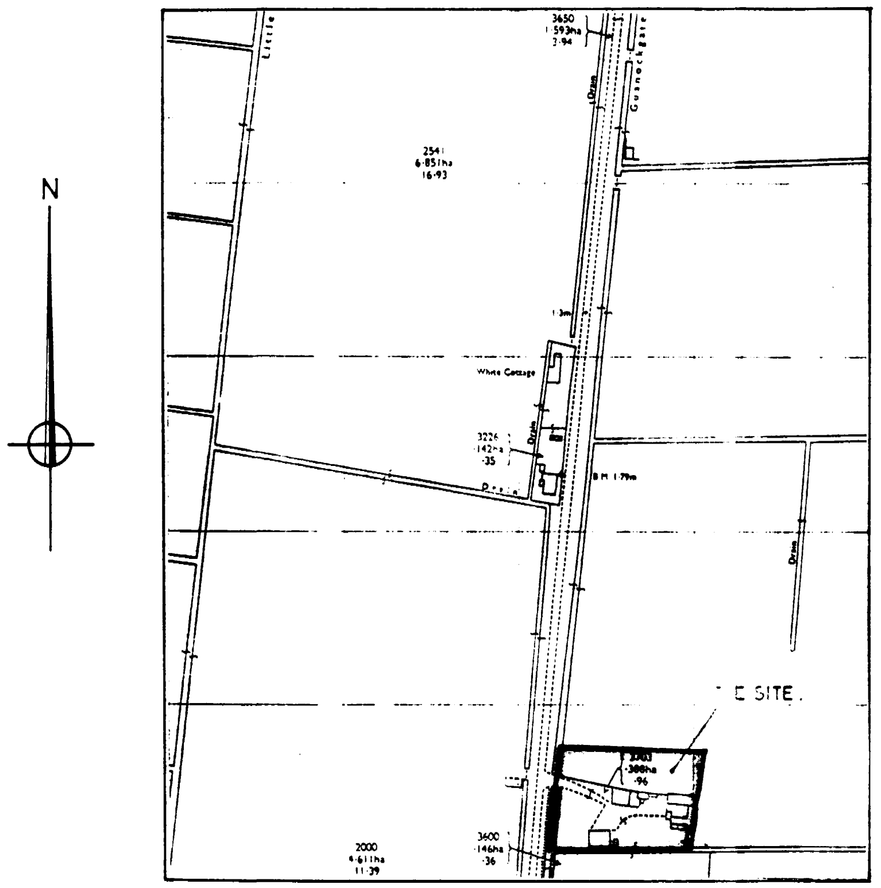
h • CORRUGATED SHALLOW PITCH BARN USED FOR HAY STORAGE AT PRESENT & PROPOSED.



Site Plan.

1:250

5m 0m 4m 8m 12m 16m 20m



Location Plan.

1:2500

SOUTH HOLLAND D.C.
PLAN DEPT.
10 AUG 1993
REF. H19/0766/93

G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

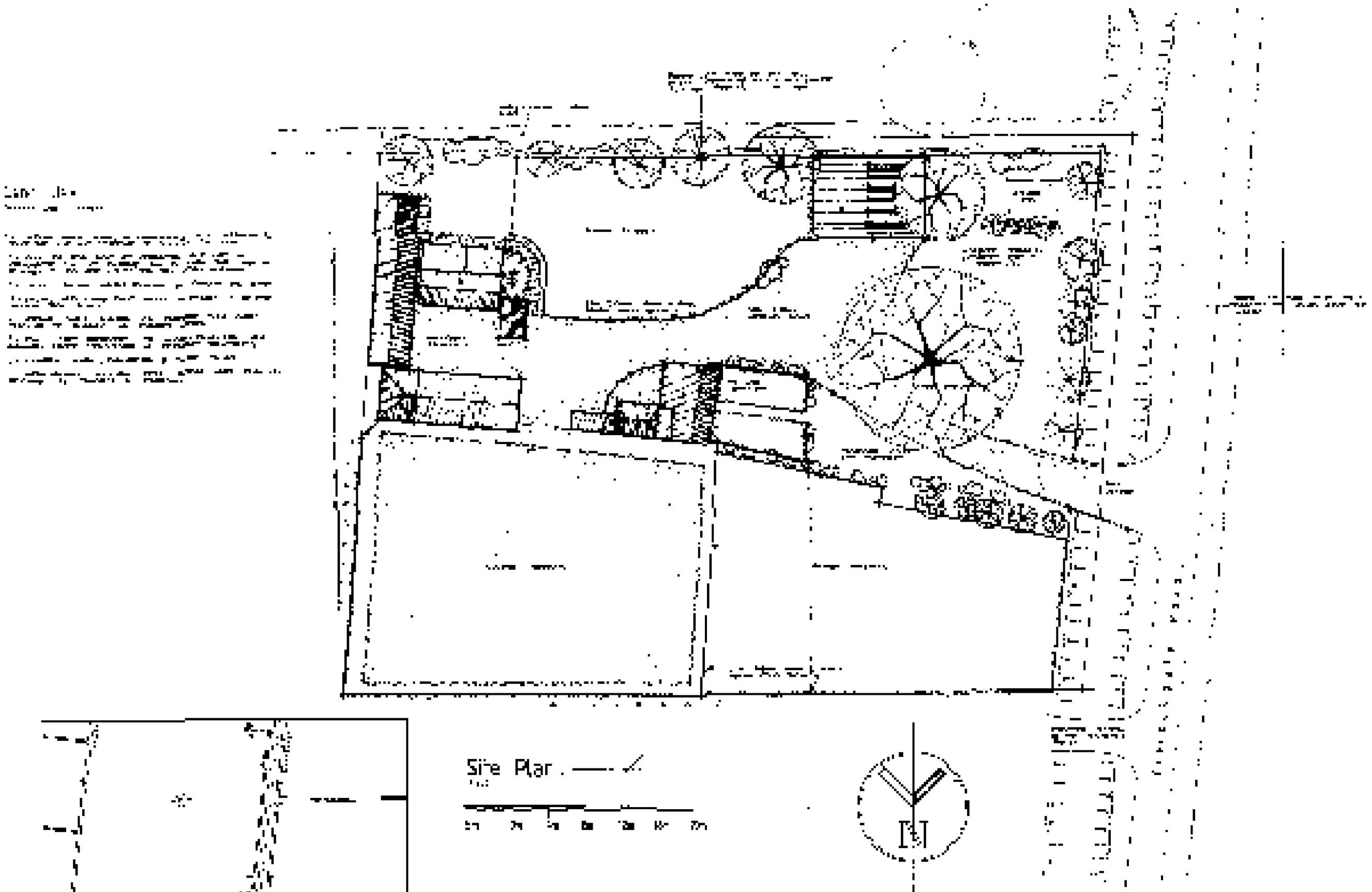
PROJECT:
Chestnut Farm Equitation And Training Centre.
(Address as below)

CLIENT:
Mrs. A. Mitchell,
Chestnut Farm,
Guanockgate Road,
Sutton St. Edmunds,
SPALDING.

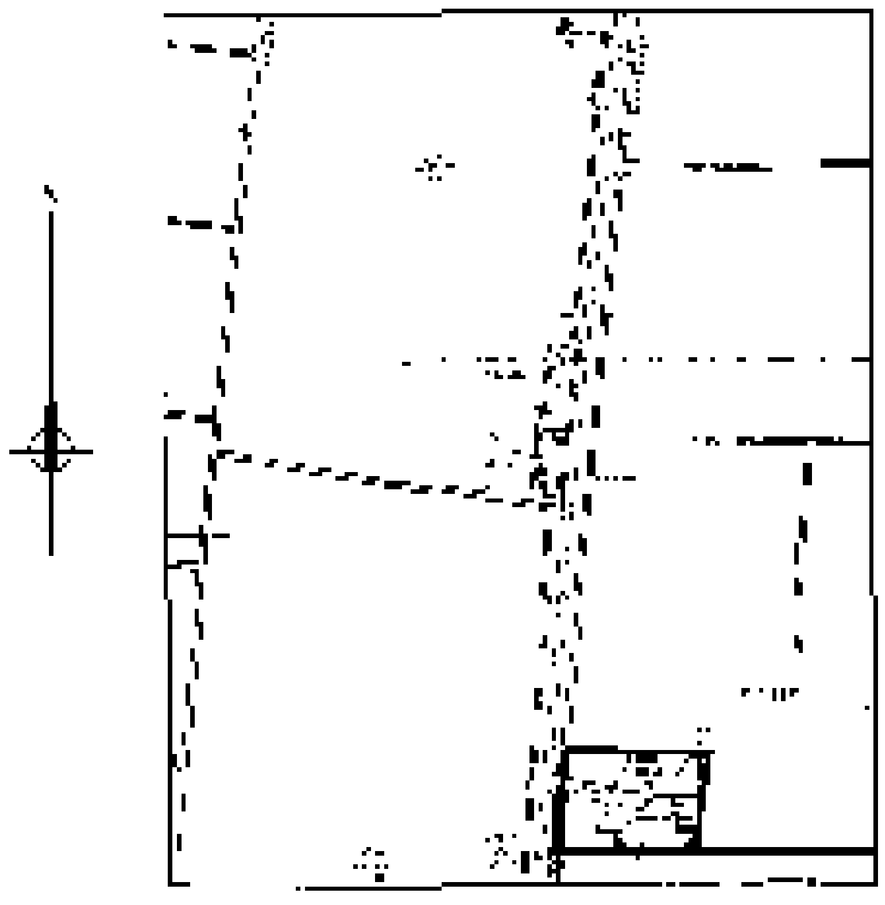
SCALES:	DATE:
1:250 1:2500	AUG. 93
G. MITCHELL	DRAWING No.: AM.1.

REVISIONS:

SUMMIT



Site Plan



Location Plan

G. R. MERCHANT

Mrs. A. Mitchell,