

Holcombe Rogus Parish Council

26th June 2016

Head of Planning and Regeneration,
Planning Services, Development Management
Mid Devon District Council,
Phoenix House, Phoenix Lane
Tiverton, Devon
EX16 6PP

By email to devcon@middevon.gov.uk

Attention: Daniel Rance

Dear Sirs

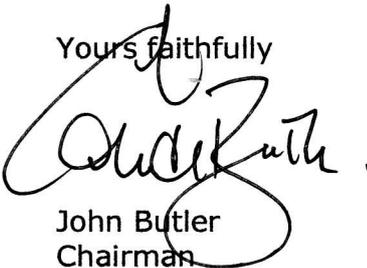
Reference: 16/00907/FULL

Proposal: Change of use of paddock to equestrian all weather turn out area at Pondground Cottage, Holcombe Rogus, Devon.

The above application was considered by our Council at its meeting on Thursday last and we have the following comments on the proposed development;

1. We have no objection in principle to the proposed development which we consider to be appropriate to its setting.
2. We would ask MDDC to ensure that the surface of the turn out area is suitable and that adequate drainage arrangements are in place to avoid unacceptable run-off into the adjoining canal.
3. Consideration should be given to appropriate soft landscape screening along the frontage facing the canal.
4. There should be a condition to ensure that the use of the turn out area is ancillary to the private residential use of Pondground Cottage which should be occupied as one single unit and not used for commercial purposes. This is important given the very narrow road that provides access to Pondground Cottage

Yours faithfully



John Butler
Chairman

Planning Committee
Holcombe Rogus Parish Council

[Note: Please respond to Leslie Findlay, the Clerk to Holcombe Rogus Parish Council clerk@holcomberogus-pc.gov.uk]