

Eastern Area Planning Committee

5th October 2023

Late Material

5th October 2023

7a) PL/2023/05818 Boomerang Stables, Crooked Soley, Chilton Foliat, RG17 0TL

Re-use of former equestrian barn to create two dwellings, driveways, landscaping and related infrastructure. Erect a stable block within one of the gardens comprising 10 stables, a tack room, store and hay room. Erect a barn and garage within the same curtilage. Erect a garage within the other curtilage (resubmission of PL/2022/08607)

Recommendation: Refuse



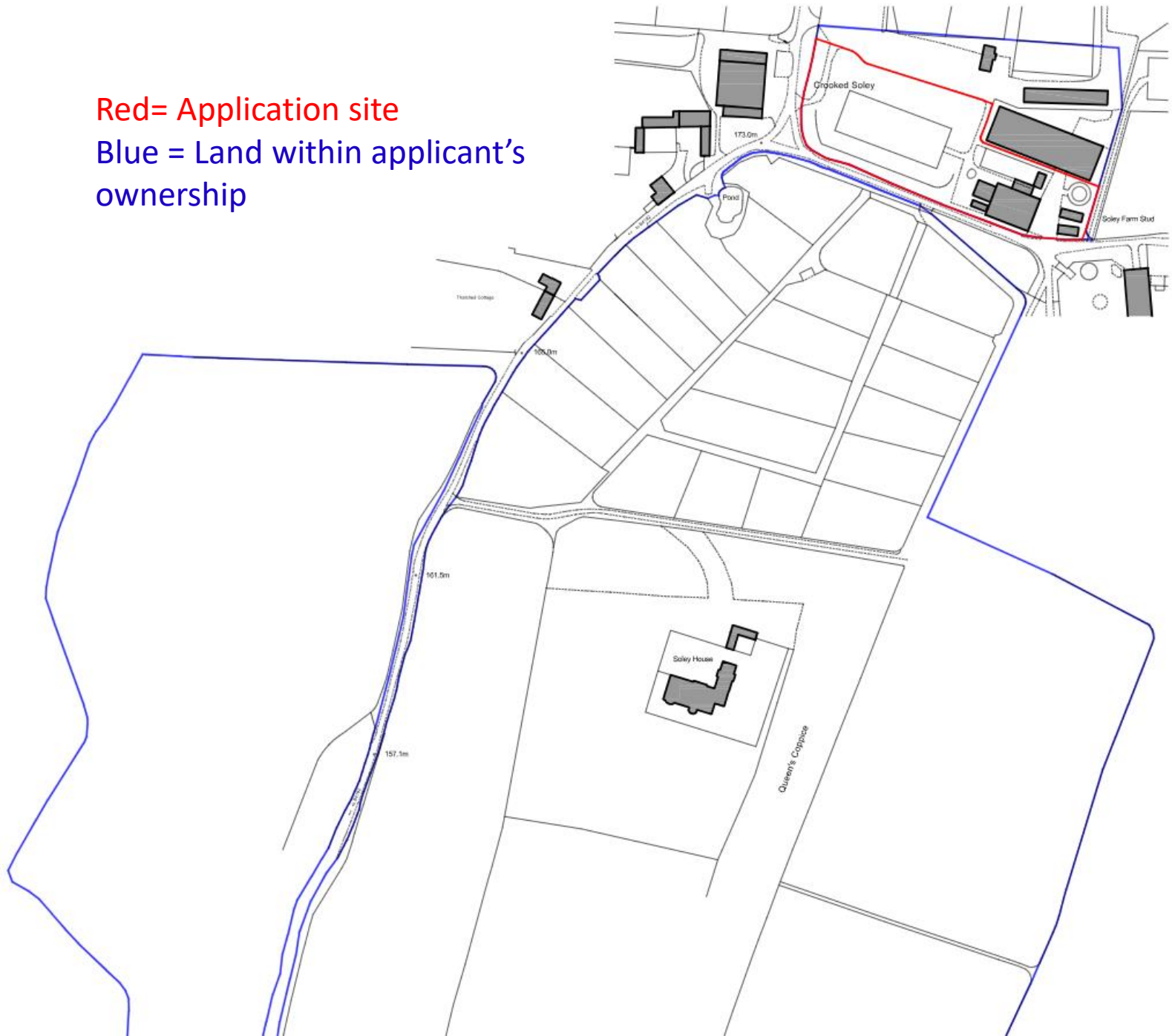
Site Location Plan

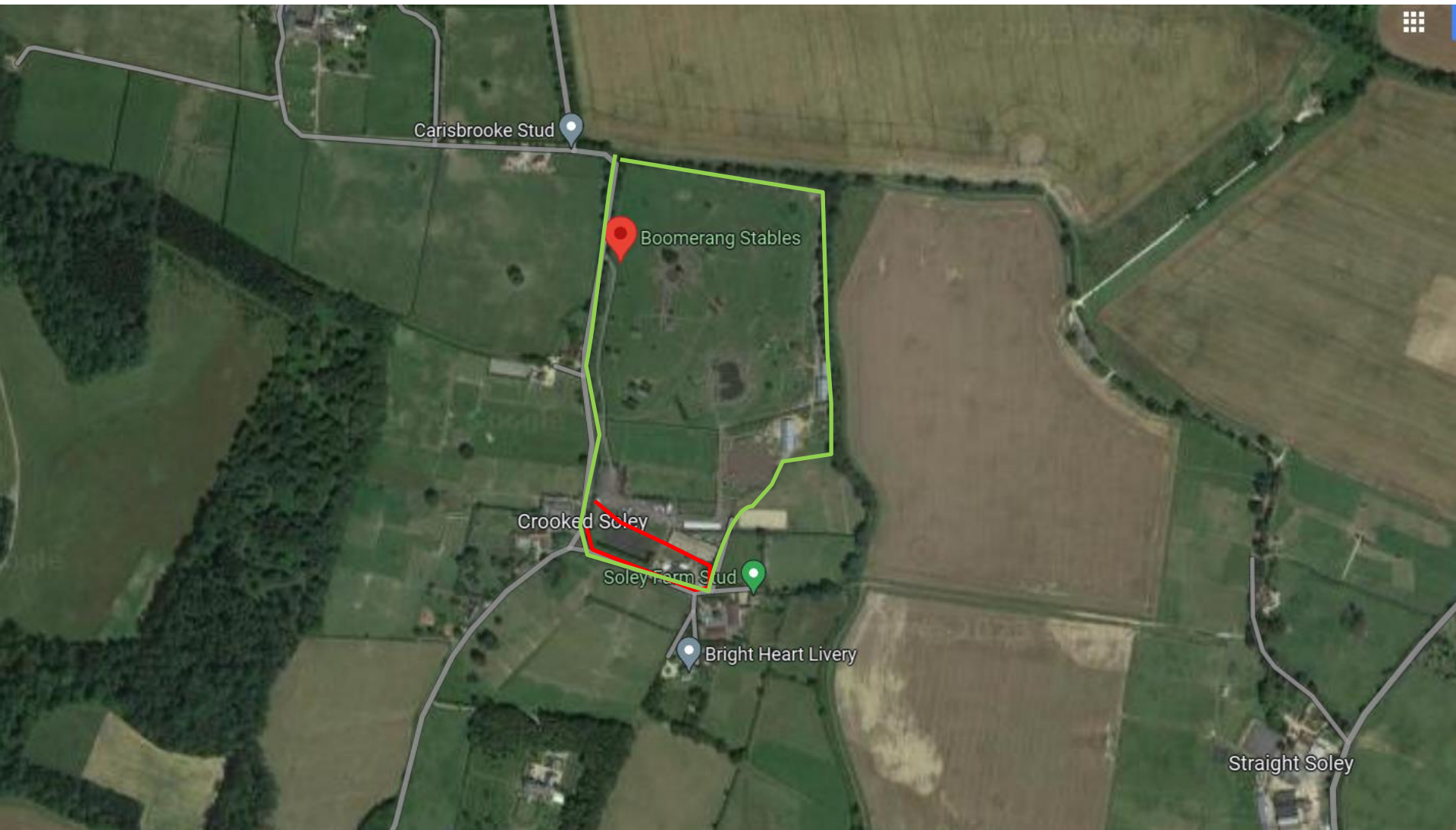


Aerial Photography



Red= Application site
Blue = Land within applicant's ownership





Carisbrooke Stud

Boomerang Stables

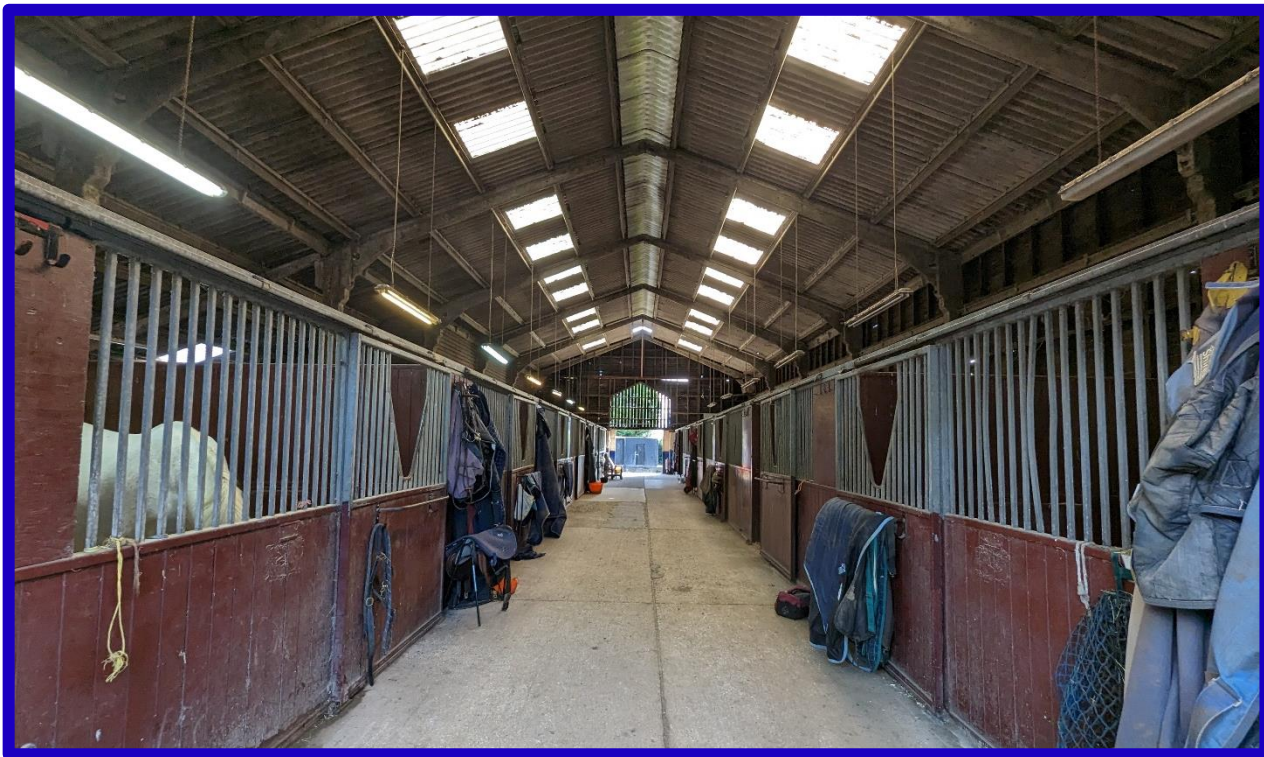
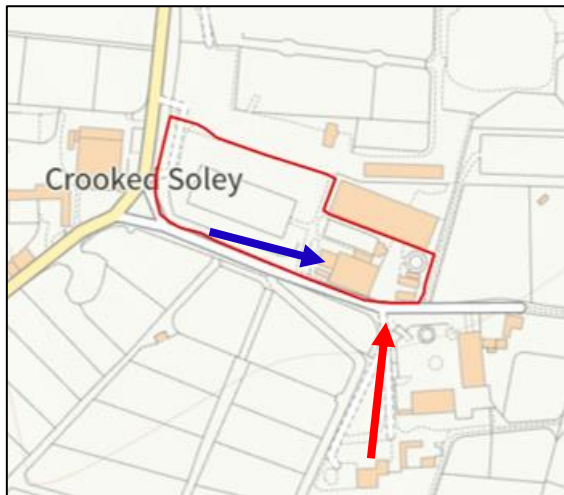
Crooked Soley

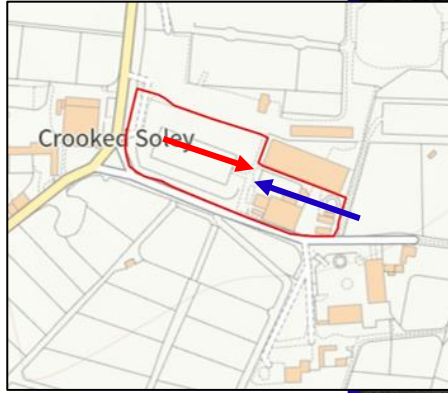
Soley Farm Stud

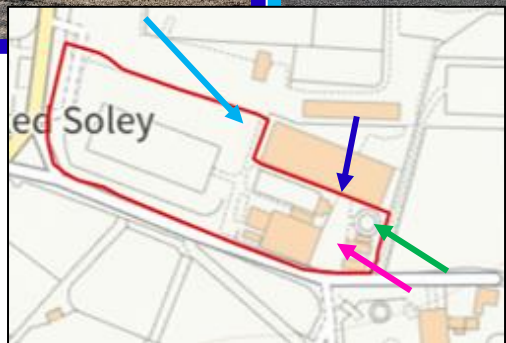
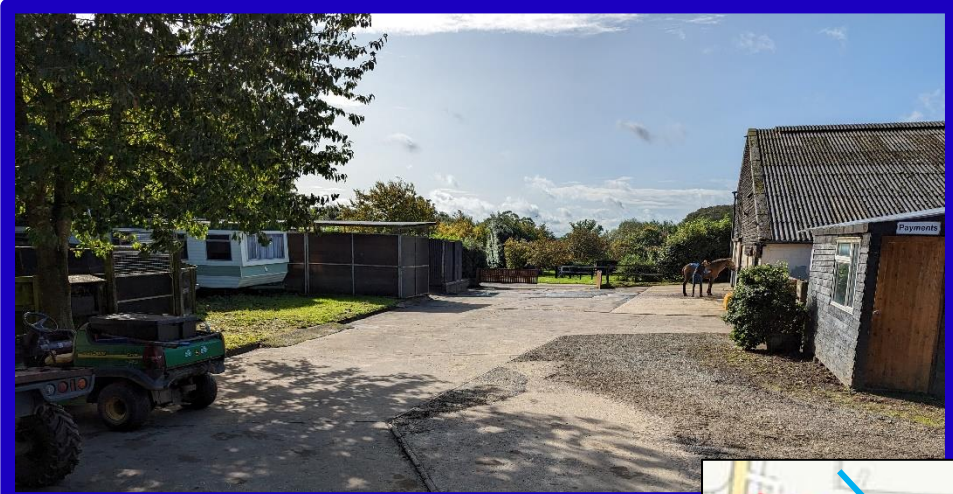
Bright Heart Livery

Straight Soley



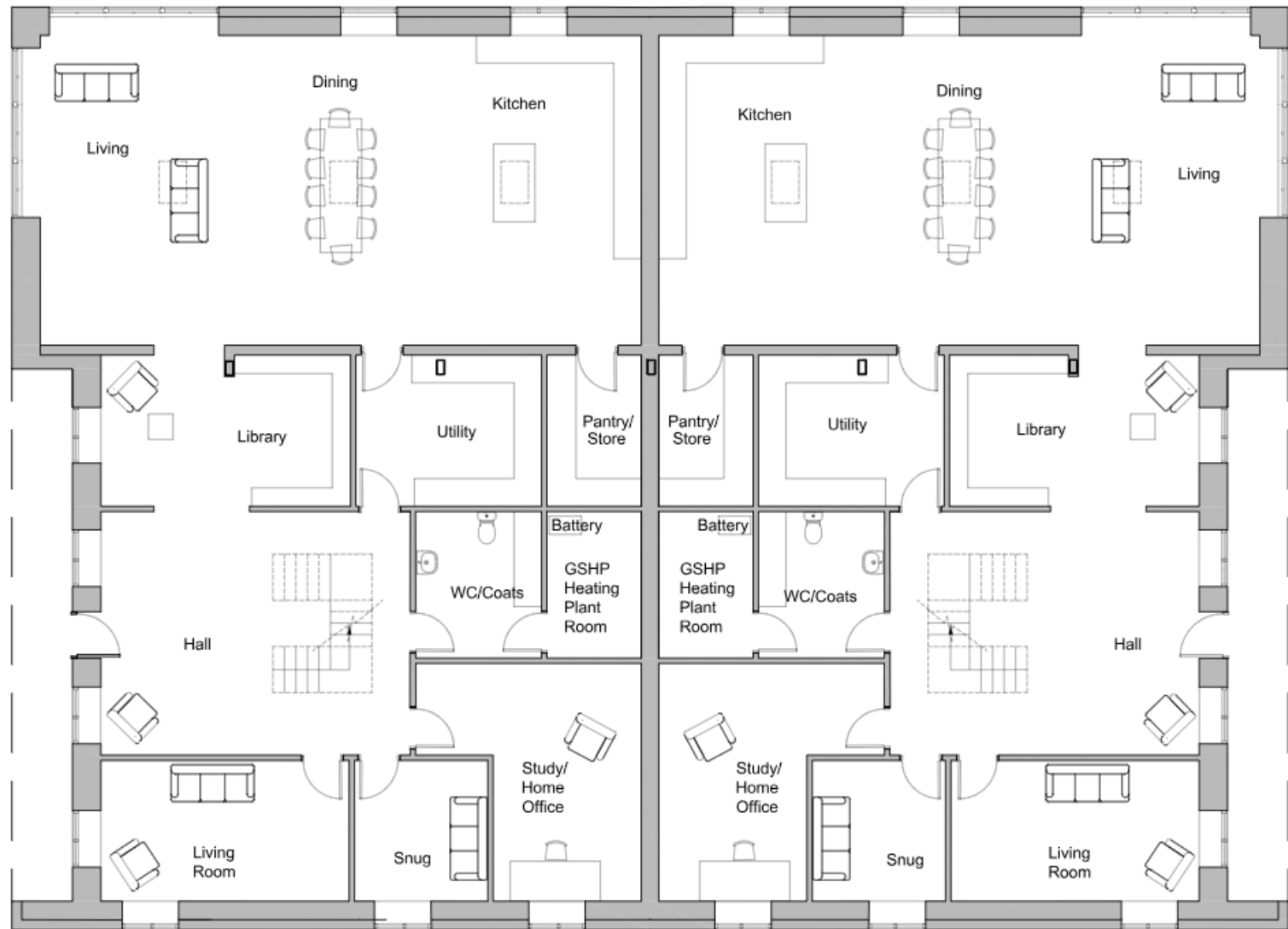










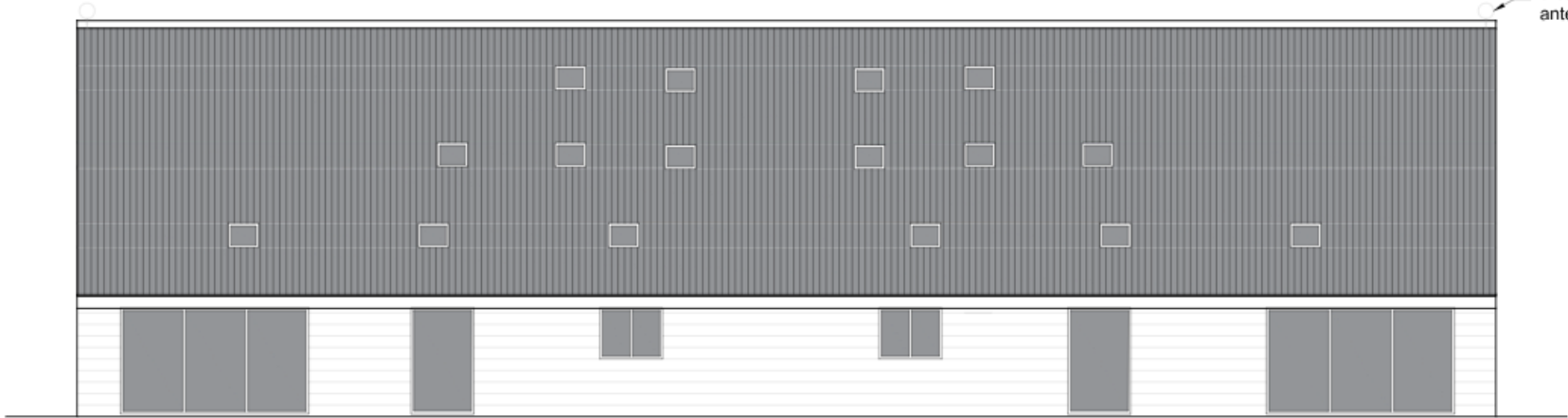


Ground Floor Plan



First Floor Plan

Starlink
broadband
antenna

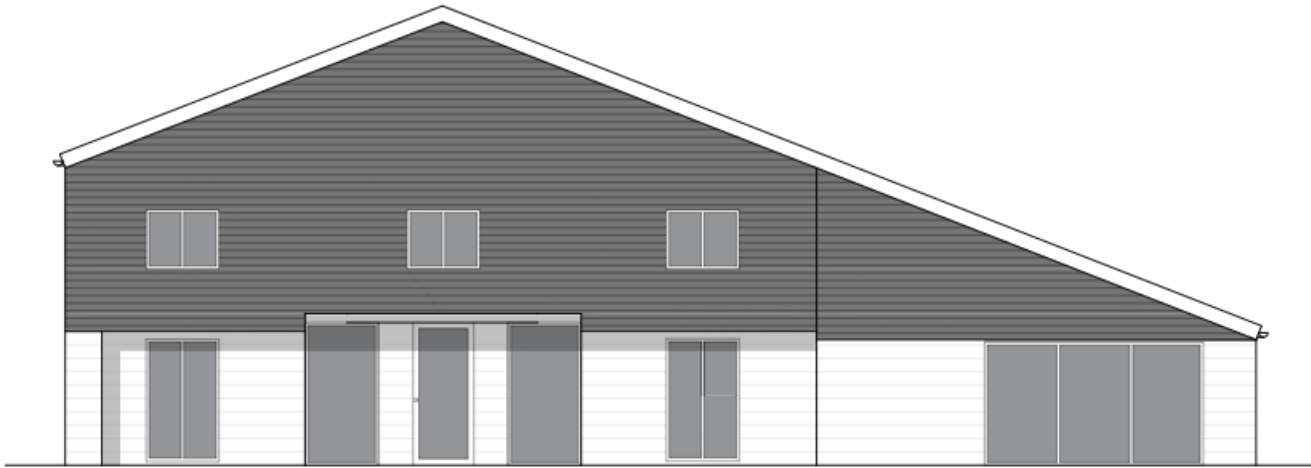


North East Side Elevation

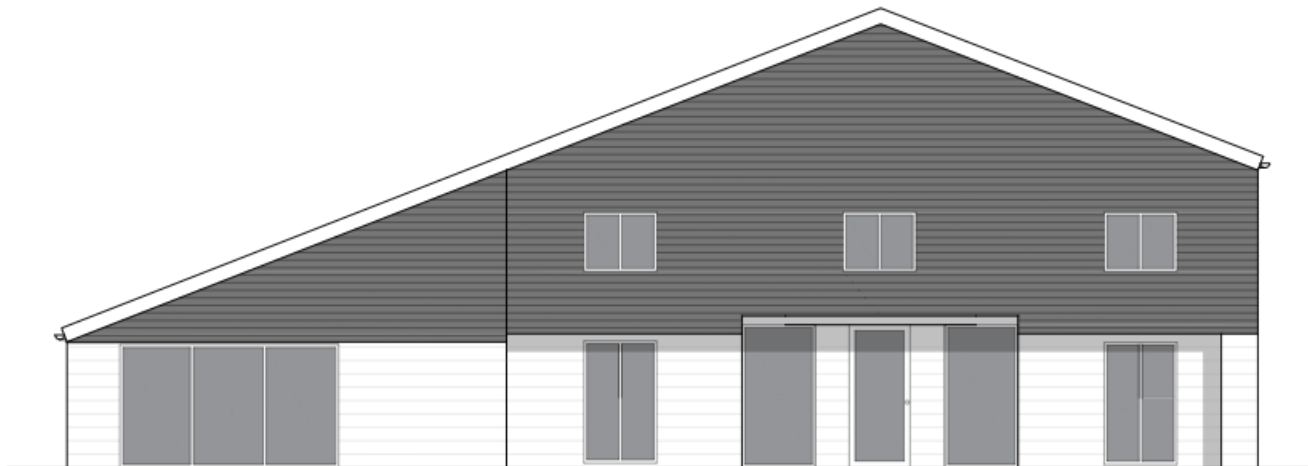
Photovoltaic
Panels



South West Side Elevation



South East Front Elevation



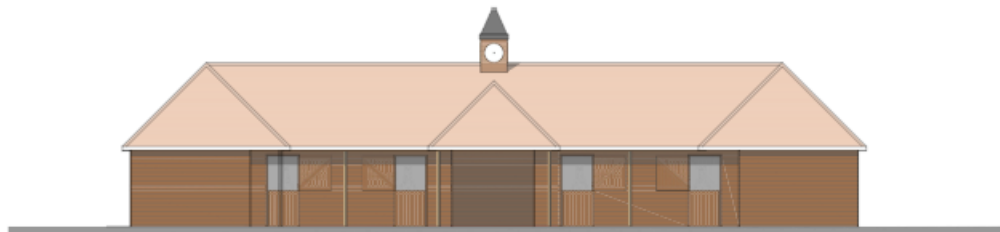
North West Rear Elevation

STABLES AS PROPOSED

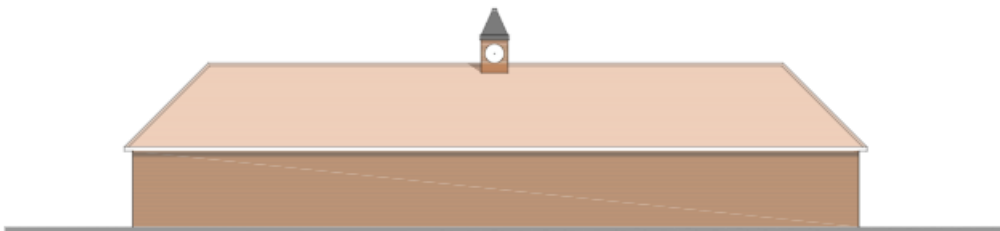
PLAN



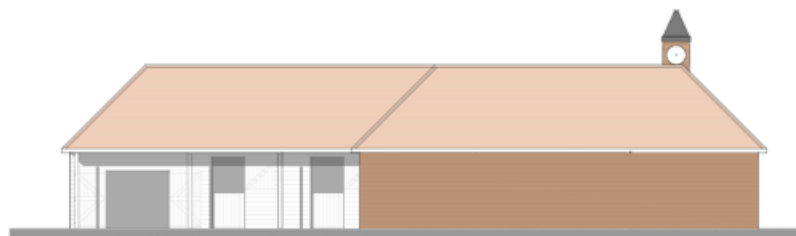
Bulbary storage for stable lighting, etc.



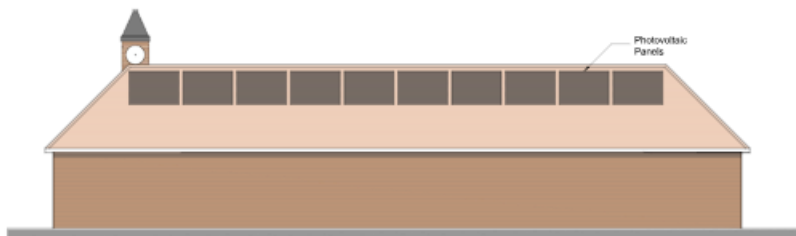
EAST ELEVATION



WEST ELEVATION



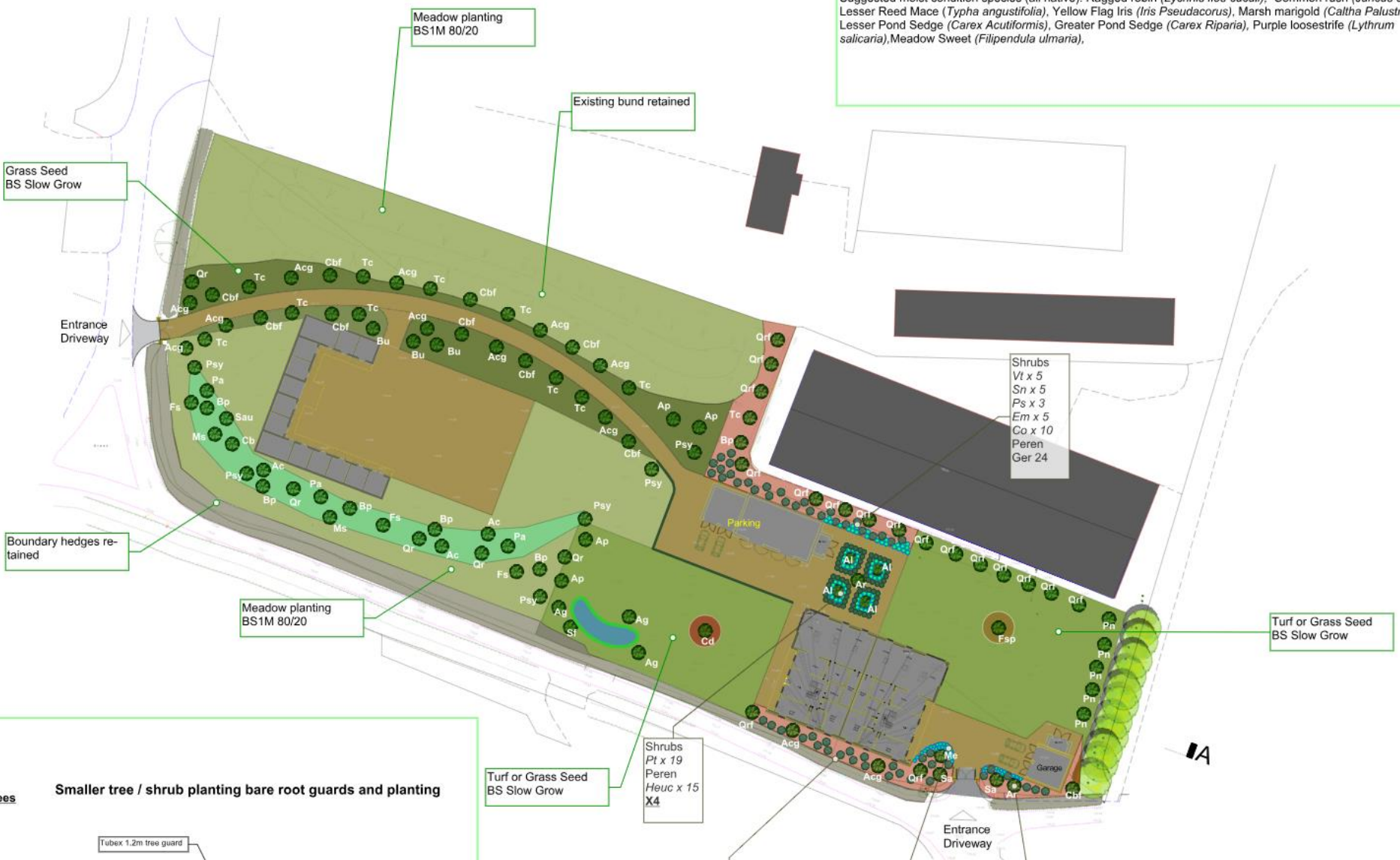
NORTH ELEVATION



Photovoltaic Panels

SOUTH ELEVATION

Suggested moist condition species (all native): Ragged robin (*Lychnis vis-cavuli*), Common rush (*Juncus effusus*), Lesser Reed Mace (*Typha angustifolia*), Yellow Flag Iris (*Iris Pseudacorus*), Marsh marigold (*Caltha Palustris*), Lesser Pond Sedge (*Carex Acutiformis*), Greater Pond Sedge (*Carex Riparia*), Purple loosestrife (*Lythrum salicaria*), Meadow Sweet (*Filipendula ulmaria*).



Grass Seed
BS Slow Grow

Meadow planting
BS1M 80/20

Existing bund retained

Entrance
Driveway

Shrubs
Vt x 5
Sn x 5
Ps x 3
Em x 5
Co x 10
Peren
Ger 24

Boundary hedges retained

Meadow planting
BS1M 80/20

Turf or Grass Seed
BS Slow Grow

Shrubs
Pt x 19
Peren
Heuc x 15
X4

Turf or Grass Seed
BS Slow Grow

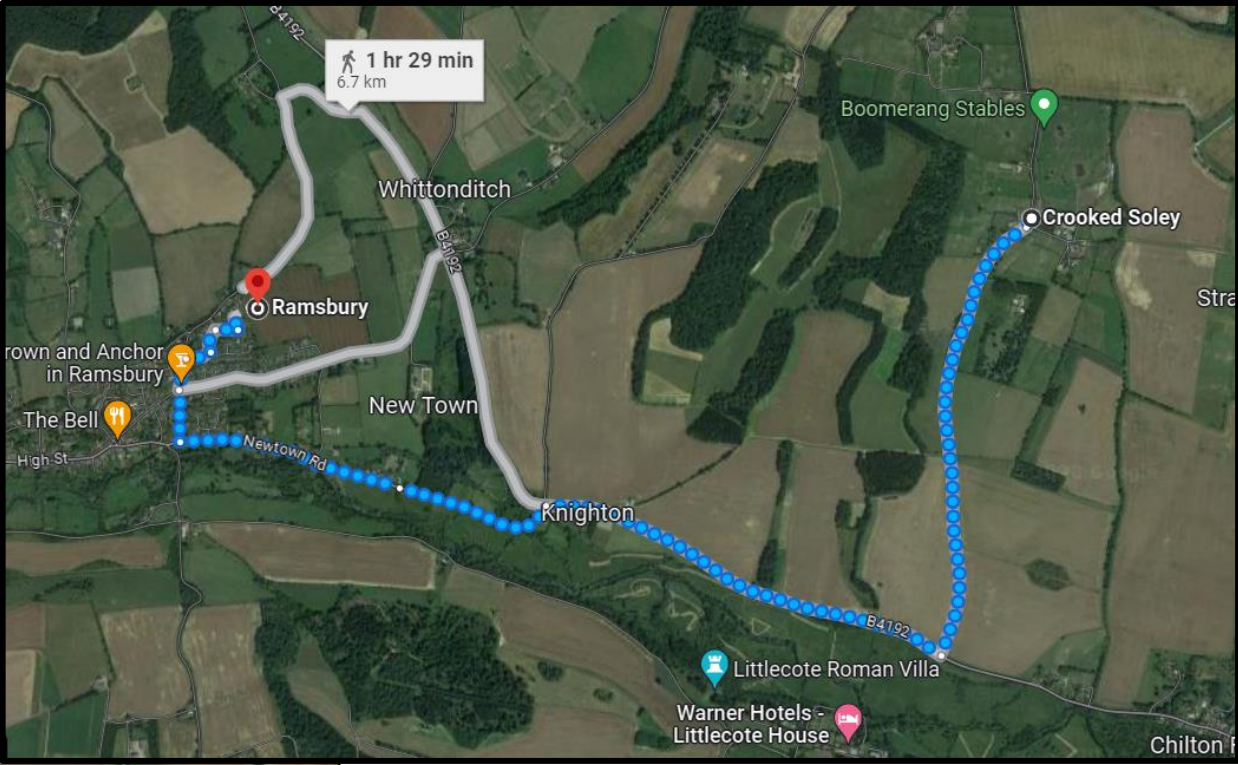
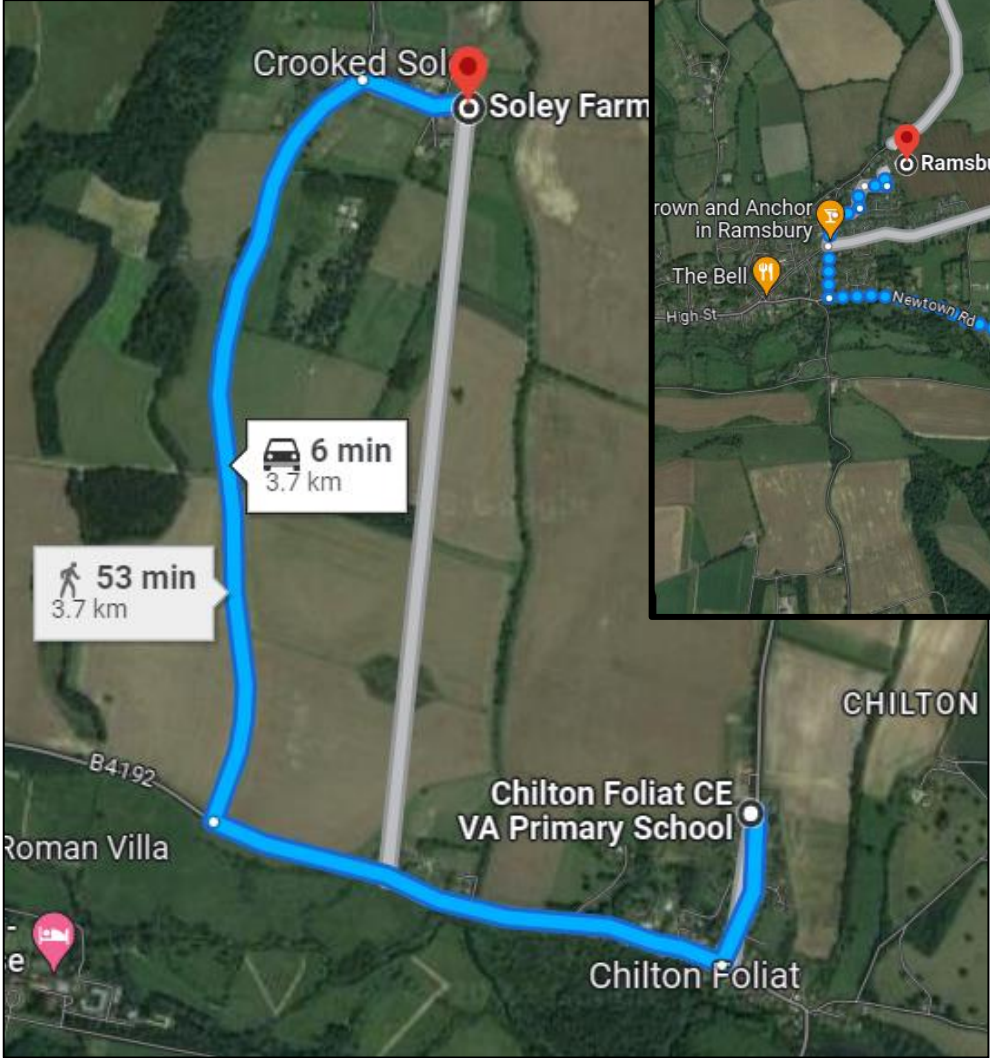
Smaller tree / shrub planting bare root guards and planting

Tubex 1.2m tree guard

Entrance
Driveway

0 trees

Walking Routes to nearby villages



Hungerford – 7km via B4192
Marlborough – 16km (shortest route)





Officer Recommendation:
Planning Permission is
Refused

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