

Hearing at 10:00hrs 14 September 2021

Appeal Ref: APP/C5690/W/20/3254911 – Willow Tree Riding Establishment,
Ronver Road, London SE12 0NL

Appellant: Austringer Estates Ltd

Local Planning Authority: Council of the London Borough of Lewisham

Provisional Agenda

The below is intended to be a provisional indication of the ordering of the issues to be discussed at the Hearing. It is envisaged that items 1 – 8 will be discussed with on the first day. However, this will be dependent upon the time required to discuss each item, and if discussion of items is shorter than expected, it would be desirable to continue to work though the Agenda on the first day.

1. Introduction, opening formalities and points of clarification.
2. Whether the proposed development would be inappropriate development on Metropolitan Open Land
3. The effect of the proposed development upon the openness on Metropolitan Open Land.
4. The effect of the proposed development upon the character and appearance of the area;
5. The effect of the development upon protected trees;
6. The effect of the proposed development upon biodiversity.
7. The effect of the proposed development upon highway safety;
8. Whether the proposed development would result in satisfactory living conditions for the occupiers of No 77 Ronver Road;

9. Whether the proposed development represents an acceptable form of development having regard to policies concerned with flood risk.
10. If the proposal is inappropriate development, whether any harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, including whether there is a need to demonstrate very special circumstances.
11. Planning conditions and obligations (without prejudice).
12. Applications for costs (if any).
13. Arrangements for the site visit and closing.