

REPORT TO THE DEVELOPMENT CONTROL COMMITTEE

Report No.

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| Date of Meeting | 17th December 2008 |
| Application Number | 08/02081/FUL |
| Site Address | High Penn Farmhouse, Calne, Wilts |
| Proposal | Stable Building |
| Applicant | Mr and Mrs Lavery |
| Town/Parish Council | Calne Town Council |
| Grid Ref | 401140 172826 |
| Type of application | Full application |

Reason for the application being considered by Committee

This application has been submitted to the Committee for decision under the scheme of delegation in force after the 8th April 2002 because there has been more than 5 letters of objection.

Summary of Report

This application is for a detached stable building for 5 stables, store and tack room within a building which measures 15m X11.5m (including overhangs). Space to park 2 cars in tandem is shown by the side of the building and an area for muck storage and parking a horse lorry is shown on a parcel of land to the east some 70m away. The key points are:

- Traffic generation.
- Impact of development on residential amenity and countryside.

Officer Recommendation

Planning Permission be GRANTED subject to conditions.

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Proposal and Site Description

The proposal is for a single building to house 5 stables, a tackroom, washroom and store. The building measures 15m X11.5m (including overhangs) and would be constructed from timber boarding with a black onduline roof. An area for the storage of muck and parking of a horsebox will be sited to the east of the building. 2 tandem car parking spaces are to be provided next to the building.

The site is accessed up a long private track (some 1km from the main road) and there are a number of residential barn conversions to the south east, with the original main farmhouse sited within approx 27m. 5m to the south west is a modern agricultural building measuring approx. 10mx27m. To the north are open fields, which are to be used for grazing – although this does not form part of the application.

| Planning History | | |
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| Application number | Proposal | Decision |
| 05/0981/OUT | Outline for stables including siting | Permission |
| 08/01135/FUL | Stable building | Withdrawn. |

Consultations

Calne Without Parish Council adhere to their previous comments and having visited the site fully support the comments of Ms Fearnley-Whittingstall. The siting of the muckstore is remote from the building and could cause a nuisance to the neighbour. The parking seems inadequate for vehicles associated with a stable building.

Wiltshire County Highways do not object provided that the application is for private use. The existing track is unsuitable for increased traffic movements and the parking maybe insufficient if a commercial use was undertaken.

Representations

11 letters of objection have been received raising concerns on the following grounds:

- The site ownership has changed and the applicant no longer owns the main farmhouse.
- Reduction in site area making parking difficult.
- The turnout land is reduced and not demonstrated as being available.
- The application is for a 2 storey building with a ground floor area of 194sqm compared to 96sqm for the outline permission.
- The building is not in keeping with its surrounding buildings contrary to policy C3.
- Noise and smell nuisance.
- Unsustainable both in construction and location.
- Dominance of building
- Poor access.
- Potential change of use to a dwelling.
- Drainage.
- Discrepancy in plan heights.
- Despite reduction in footprint the overall scale and massing remains.
- The muckheap is too far away from the stables and not in the redline.

Planning Considerations

Principle of development

The principle of stables in the countryside is acceptable and needs to be judged against policies C3 and NE15 of the NWLP 2011.

The principle of stables in this location has already been established by outline permission 05/0981/OUT.

Policy C3 deals with (amongst other things) respect for the local character, the natural and built environment, impact on amenity and access.

Local character

The surrounding area is a mixture of an attractive farmhouse, barns conversions of traditional buildings and more modern agricultural buildings. It is considered that the proposed timber building would sit comfortably with this mix of building styles.

Impact on amenity

The use of the building will be for private stabling and this can be conditioned. It is not considered that the private stabling of horses would have a sufficiently detrimental impact on the amenity of local residents to justify a refusal. The siting of the manure heap approx 43m from the nearest dwelling is considered to be acceptable, subject to a suitably worded condition about manure disposal.

In terms of the scale of the building at approx 5m high it is not considered that it would be overly dominant either to neighbours or in the countryside.

Impact on highways

The application site is accessed using a privately owned track. The owner of the track has raised some concerns, but these are a private legal matter and the proposal makes provision to park off the road. Wiltshire County Highways are satisfied with the arrangement. Access onto the main road is considered to be satisfactory for a private use of the stables.

Conclusion

The proposed building is simply designed to accommodate up to 5 horses for private use. Its design is simple and considered to be acceptable in its location. Concerns over its future use are not material planning matters at this stage and will be dealt with if they occur. Highways are satisfied with the proposal and overall it is considered to comply with policies C3 and NE15 of the North Wiltshire Local Plan 2011.

Recommendation and Proposed Conditions/Informatives

Planning Permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out strictly in accordance with the approved plans subject to such minor amendments to the development as may be approved in writing under this condition by the local planning authority.

Reason: To ensure that the development is implemented in accordance with this decision in the interests of public amenity, but also to allow for the approval of minor variations which do not materially affect the permission.

3. The stables hereby permitted shall be used for the private stabling of horses only and for no other purpose whatsoever including livery, training or as a riding school without the prior written approval of the local planning authority.

Reason: To protect the amenity of the countryside.

4. Notwithstanding the details submitted, prior to the commencement of the development hereby permitted details of the method of storage and disposal of manure (including frequency of disposal) shall be submitted to and approved in writing by the local planning authority.

Reason: In the interests of residential amenity.

Informatives:

1. This permission neither grants nor implies consent for the change of use of any of the land to the keeping of horses.

2. This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Plan References

Drawings 847A, layout block plan dated 21st October and location plan dated 27th October

Reason for Decision.

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| Appendices: | NONE |
| Background Documents Used in the Preparation of this Report: | 2.02, 4.02, 4.04, 5.01 |