

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	24 th November 2010		
Application Number	10/03218/FUL		
Site Address	Land at Stoke Common Lane, Purton Stoke, Swindon		
Proposal	Stables and Manege		
Applicant	Mr E Franklin		
Town/Parish Council	Purton		
Electoral Division	Purton	Unitary Member	Mrs J. Lay
Grid Ref	407960 190256		
Type of application	Full		
Case Officer	Mrs Charmian Burkey	01249 706667	Charmian.burkey@wiltshire.gov.uk

Reason for the application being considered by Committee

The application was previously considered at committee on 13th October 2010 and deferred to allow it to be decided at the same time as 10/02146/FUL and to ensure that the conditions were the same on any approval.

Councillor Lay had requested this application be considered by Committee for the following reasons:

- To assess the change to the rural scene and the impact of more stables in the area.
- Loss of the hedgerow.
- Additional traffic onto private road and bridleway.

1. Purpose of Report

To consider the above application and to recommend that planning permission be GRANTED.

2. Main Issues

The application is for the erection of 4 stables and an arena. The key points to consider are as follows:

- Implications on DC Core Policy C3 and Countryside Policy NE15
- Visual impact of additional stables
- Impact on use and appearance of access road, which is a bridleway.

3. Site Description

The site is relatively flat pasture land opposite a turning for one of the farms along this bridleway. The boundary between the field and the bridleway (which is tarmacked and maintained as a private road) is a mature native hedge. There are a considerable number of stables in the area. Please see application 10/02146/FUL elsewhere on this agenda.

4. Relevant Planning History		
Application number	Proposal	Decision
97/01853/FUL	Change of use of the land from agricultural to use as equestrian and erection of stables.	Permission

5. Proposal

The proposal is to construct a block of 4 stables and a 40m x 30m riding arena to the east of this parcel of land so that the development lies in the corner of 2 hedges.

The land would continue to be grazed and is for private use only.

6. Consultations

Purton Parish Council states that there is an over proliferation of stables in the area and each new one generates additional traffic, where there is no speed limit. There are highway concerns and concerns about the changing visual aspect of Stoke Common Lane.

Highways originally recommended refusal because of an increase in vehicular traffic along a designated footpath / public bridleway. However, since it has been discovered that planning permission already exists on the land for the keeping of horses, this objection has been removed.

7. Publicity

The application was advertised by site notice, press advert and neighbour consultation.

1 letter of objection have been received

Summary of key relevant points raised:

- There are only 3 acres of land.
- Worsen load on infrastructure of Stoke Common Lane.
- There are no facilities for parking.
- Effect on rural outlook.
- Potential light pollution.
- Together with 10/02146/FUL there will be 8 stables and owners in close proximity.

8. Planning Considerations

- Implications on DC Core Policy C3 and Countryside Policy NE15.

In the surrounding area there is a proliferation of stables and arenas, although the surrounding countryside remains open and rural. The stables and arena will be hidden behind the existing mature hedge and there will be only limited views of the development and certainly no more than in other locations close by. There is an existing access and the agent has been asked to confirm that the stables are for private use.

The impact of the proposal on the character of its countryside location is considered to be acceptable and in compliance with policies C3 and NE15 of the North Wiltshire Local Plan 2011.

- Visual impact of additional stables.

The area is characterised by small scale stable developments and given the screening provided by the existing hedges, the proposed development is considered to be acceptable.

- Impact on use and appearance of access road, which is a bridleway.

Whilst Stoke Common Lane is a bridleway, it is of metalled appearance. Maintenance is not a material planning consideration in terms of who pays for it. Since permission already exists for use of the land for the keeping of horses (97/01853/F), highways have withdrawn their original objection as there will be no increase in vehicular traffic visiting the site

Other matters:

There is a caravan on the land for which more details have been requested, but the 1997 permission did not have any conditions relating to caravans etc being used for purposes ancillary to the permitted use of the site. It appears that this caravan is being used for purposes ancillary to the keeping of horses on the land and it is not possible to enforce via condition.

9. Recommendation:

Planning Permission be GRANTED for the following reason:

The proposed stables, riding arena and access are considered to be acceptable in this location where the built development will be largely screened by existing hedging and the new access, although removing a section of hedge, will not cause sufficient harm to justify a refusal. The application is considered to be in accordance with policies C3, NE15 (NE14) of the North Wiltshire Local Plan 2011.

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 the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The stables hereby permitted shall be used for the private stabling of horses only with associated storage and for no commercial purpose whatsoever, including livery. The riding arena hereby permitted shall be used only for the exercise of horses kept at the site and for no visiting horses or for any other purpose.

REASON: In the interests of highway safety and/or to protect the living conditions of nearby residents.

POLICY—C3

3. No development shall commence on site until details for the storage of manure and soiled bedding (including the location of such storage) and its disposal from site (including frequency) have been submitted to and approved in writing by the Local Planning Authority. Before the development is first brought into use, the works for such storage and disposal shall be completed in accordance with the approved details and shall subsequently be maintained in accordance with the approved details. No storage of manure and soiled bedding shall take place outside of the storage area approved under this condition.

REASON: In the interests of public health and safety, in order to protect the natural environment and prevent pollution.

POLICY: C3

4. There shall be no parking of horse boxes, trailers or other vehicles during the hours between dusk and dawn on the site.

REASON: In order to protect the living conditions of nearby residents and/or the rural character of the area.

POLICY—C3

5. No development shall commence on site until details of finished levels, surfacing materials and any fences have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity

6. Prior to the commencement of the development hereby permitted, details of any method of lighting or illumination shall be submitted to and approved in writing by the local planning authority.

Reason: In the interests of visual amenity of the countryside.

7 The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application.

I035 -Location plan, Drawings 01, 02 and 03 dated 18th August 2010

REASON: To ensure that the development is implemented as approved.

Appendices:	None
Background Documents Used in the Preparation of this Report:	1.20 2.02 4.02 4.03 4.07

