

Date of Meeting	6 th January 2011
Application Number	E/09/1613/FUL
Site Address	Yew Tree Fields, The Street, Wilsford, Pewsey, Wiltshire SN9 6HB
Proposal	Erection of stable block.
Applicant	Mr James Lucas
Town/Parish Council	WILSFORD
Grid Ref	409912 157096
Type of application	Full Planning
Case Officer	Rob Parker

Reason for the application being considered by Committee

This application is before Committee at the request of the Division Member, Cllr Brigadier Robert Hall.

1. Purpose of Report

To consider the recommendation that the application be approved.

2. Report Summary

The main issues in this case are:

- Whether the proposals would preserve or enhance the character or appearance of the conservation area.
- Whether the proposals would preserve the scenic qualities of the Area of Outstanding Natural Beauty.

3. Site Description

The application site is split into two parcels. The first parcel lies on the south side of the main village street, between 20 & 21/22 Wilsford. It covers an area of 4.7 hectares and includes a number of former agricultural buildings including a concrete block building (known locally as The Old Dairy) and two barns. The second parcel of land lies to the north-west of the village and is slightly larger at approximately 7.7 hectares. There are no buildings on this parcel of land.



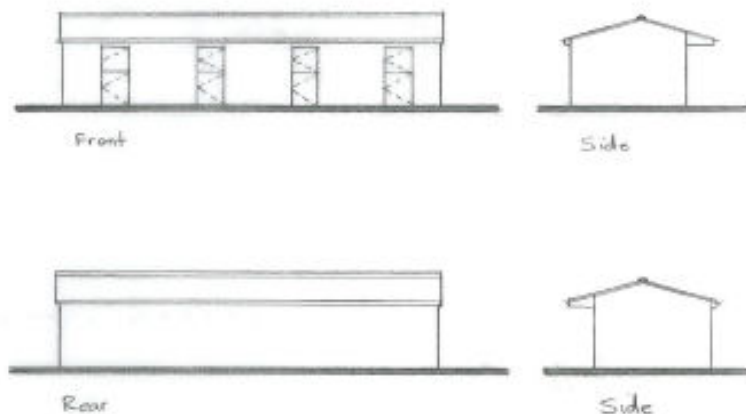
4. Planning History

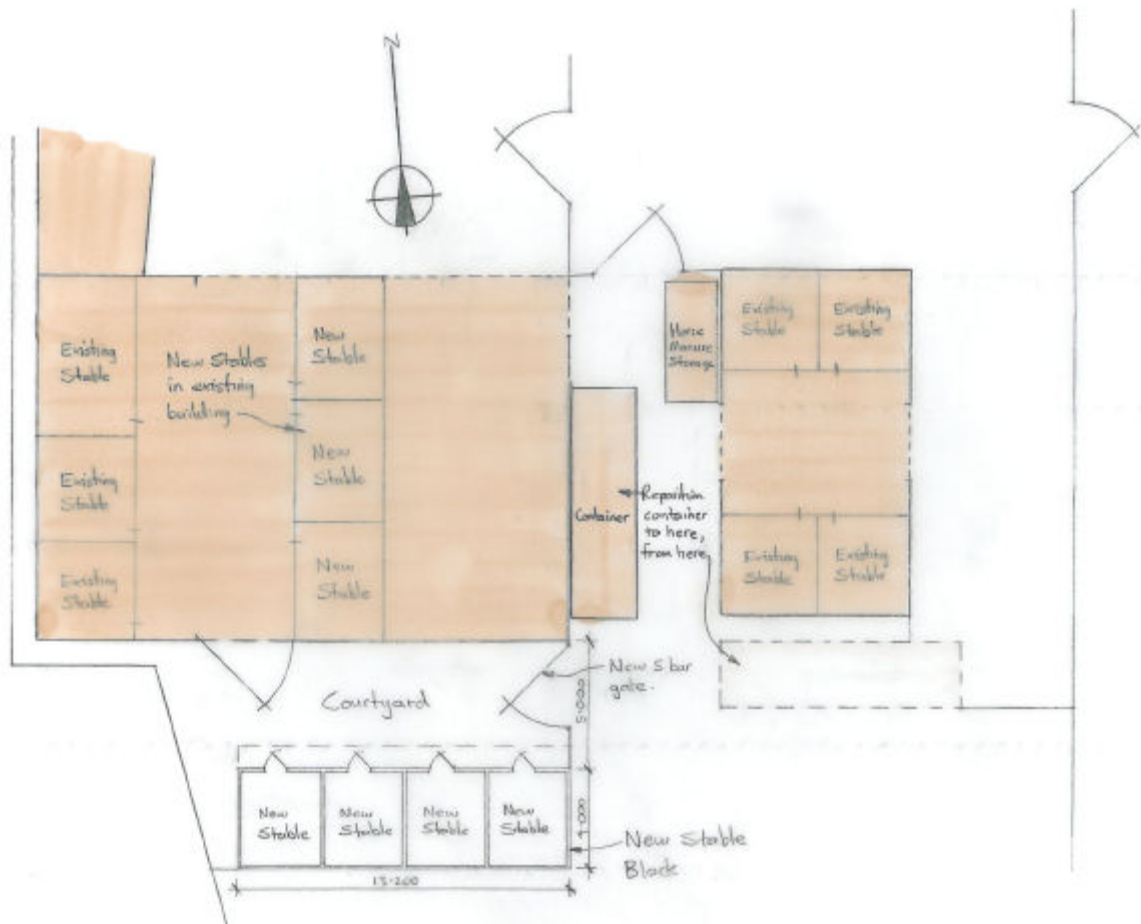
This report should be read alongside the report for E/10/0714/FUL which is also on this agenda.

5. The Proposal

The proposal is for a stable block to be sited behind the existing barns. The stable would provide additional accommodation for horses being kept in connection with the applicant's private equestrian use which is being applied for under E/10/0714/FUL.

The stable block would be built on a footprint of 13.2m x 4.0m with a maximum height of 3.2m. Its walls would be constructed of concrete block with a shiplap boarding finish. The roof would be brown Onduline sheeting.





6. Planning Policy

The site lies within countryside designated as Area of Outstanding Natural Beauty, and within the Wilsford conservation area.

Policies PD1, NR6 & NR7 of the Kennet Local Plan 2011 are relevant to the consideration of this planning application. Supplementary Planning Guidance contained in the Wilsford Conservation Area Statement and Kennet Landscape Conservation Strategy is also a material consideration.

Government policy contained in PPS4, PPS5 & PPS7 is relevant.

7. Consultations

Wilsford Parish Council – The parish council makes a lengthy representation, a copy of which is available to view on the working file. In summary, the parish council believes that the planning application should be considered alongside E/10/0714/FUL which is reported earlier on this agenda. The parish council considers that the stable block would be unduly prominent in this flat, low-lying location, thereby detracting from the character of the landscape. It believes that none of the materials would preserve the character or appearance of the conservation area. [The latter comments were provided prior to amendment of the plans to include shiplap boarding for the walls]

Wiltshire Council Rights of Way Officer – no comments.

8. Publicity

The application has been publicised by site notice, press advert and neighbour notification.

Three representations of support have been received.

Four representations of objection have been received. The following issues are raised:

- a) Any additional stabling should be positioned within the original footprint of the existing farm buildings and yard. (This objection was received from the owners of 21/22 Wilsford which was subsequently purchased by the applicant)
- b) The proposals would be harmful to the character and appearance of the conservation area and the setting of adjacent listed buildings.

9. Planning Considerations

The proposed siting and design for the stable block are considered to be acceptable in planning terms. The building would not be visible from the main village street, although there would be extensive views from the south, including public rights of way and the lane leading into Wilsford from the A342. From this direction the stables would be viewed in the context of existing agricultural type buildings.

Amendments have been negotiated during the course of the application to secure shiplap boarding for the external walls of the stables (rather than the concrete blocks originally proposed). The resulting building would not look out of place in this rural location and it is not considered that any harm would result to the conservation area, the setting of listed building(s) or the AONB. Additional landscaping to the south and east of the stable block would help to mitigate any visual impact.

RECOMMENDATION

Approve for the following reasons: -

The Council is required to give a summary of the reasons for this decision and its conditions, and a summary of the development plan policies and proposals relevant to the decision and its conditions. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the following:

- (a) Policies PD1, NR6 & NR7 of the Kennet Local Plan 2011;

And subject to the conditions set out below:

- 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 development hereby approved shall be used solely for the private equestrian use of the landowner and shall not be used for any commercial use, including livery, equine training or as a riding school, without the further grant of planning permission by the Local Planning Authority.

REASON:

The use of the site for commercial purposes may give rise to other planning issues, such as increased traffic, that would need to be considered in a fresh planning application.

- 3 No development shall commence on site until details of the finish for the shiplap boarding to be used for the external walls of the stable block have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried

out in accordance with the approved details prior to the stable block being first brought into use.

REASON:

In the interests of visual amenity and the character and appearance of the conservation area.

- 4 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the stable block or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

REASON:

To ensure a satisfactory landscaped setting for the development.

- 5 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.

(a) Application Form, Design & Access Statement and Drawing no. 1092/01 received on 9th December 2009.

(b) Drawing no. 1092/04A received on 8th February 2010.

(c) Drawing no. 1092/02J received on 3rd November 2010.

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INFORMATIVE TO APPLICANT:

Your attention is also drawn to the conditions imposed on the planning permission reference E/10/0714/FUL and dated 6th January 2011.

Appendices:

None

Background Documents Used in the Preparation of this Report:

The application file, Wilsford Conservation Area Statement, Kennet Landscape Conservation Strategy and government guidance contained in PPS4, PPS7 & PPG15.