

## REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	30 <sup>th</sup> March 2011		
Application Number	10/03536/FUL		
Site Address	Land Off Old Combe Road, Grittleton, Chippenham, Wiltshire, SN14 6AQ		
Proposal	Relocation of Stables and Feed Store		
Applicant	Fofsway Stud		
Town/Parish Council	Grittleton		
Electoral Division	By Brook	Unitary Member	Jane Scott
Grid Ref	385948 179312		
Type of application	FULL		
Case Officer	Christine Moorfield	01249 706 686	<a href="mailto:christine.moorfield@wiltshire.gov.uk">christine.moorfield@wiltshire.gov.uk</a>

### Reason for the application being considered by Committee

Councillor Jane Scott has requested that this application be considered by the Planning Committee in order that Members may consider the concerns raised by the Parish Council.

### 1. Purpose of report

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

### 2. Report summary

The main issues in the consideration of this application are as follows:

- Principle of development
- Impact upon visual amenity and landscape character
- Impact upon neighbour amenity
- Drainage
- Highway safety and access

The application has generated objections from Grittleton Parish Council. Concerns expressed by the Parish Council are as follows:

- The land is not designated for equestrian purposes
- Possible lighting pollution
- Removal and storage of used bedding and manure from the site
- Surface water drainage
- Access to the site
- Access onto the main road

1 letter of objection has been received from a member of public.

### 3. Site Description

This is a small parcel of land to the south west of a group of residential cottages to the south of Grittleton village.

There is an existing agricultural building on the site and an access gate on Old Combe Road.

<b>4. Relevant Planning History</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
<b>03.02975</b>	<b>Monopole and equipment</b>	<b>Application Withdrawn</b>
<b>N/10/03539/FUL</b>	<b>Temporary siting of a transportable wooden lodge for essential stud worker for three years</b>	<b>Withdrawn</b>

### 5. The Proposal

This proposal is for two timber stable blocks, one for two stables and one for one stable with a store to be sited side by side within this parcel of agricultural land. The proposal also includes a manure store and access track. The gated access from Old Combe Road is existing.

At the same time application no. N/10/03539/FUL for the temporary siting of a transportable wooden lodge for essential stud worker for three years was submitted. This application was withdrawn as the owner found alternative accommodation within the vicinity of this site and no longer required temporary living accommodation on the site.

### 6. Planning Policy

North Wiltshire Local Plan: policies HE1; C3; NE1

### 7. Consultations

Drainage – Not an area where drainage is a particular problem

Highways – No objection subject to conditions

Grittleton Parish Council –

- The land is not designated for equestrian purposes
- Possible lighting pollution
- Removal and storage of used bedding and manure from the site
- Surface water drainage
- Access to the site
- Access onto the main road

### 8. Publicity

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

1 letter of objection has been received

Summary of key relevant points raised:

- Existing building on site has changed over time

- Drainage
- No manure storage shown- This matter was subsequently addressed by applicant.
- Traffic safety and access onto main road and into site.
- Impact on AONB

## **9. Planning Considerations**

### Principle of development

The site lies within the AONB and is adjacent to the Grittleton conservation area.

The surrounding land which is in the ownership of the applicant is agricultural in use. It is proposed that the horses will be grazed only on the surrounding land and, therefore, planning permission is not required for a change of use of the land.

It is considered appropriate for an advice to be added to any permission which alerts the applicant to the fact that anything other than grazing of horses on the land may require a change of use permission. The applicant has been advised of this matter. This site is within the AONB and is adjacent to Grittleton's Conservation Area.

The relevant policies within the North Wiltshire Local Plan 2011 are NE4, C3, NE15 and in part HE1.

### Impact upon visual amenity and landscape character

The site is located to the south west of a group of residential cottages which front both Old Combe Road and the main road into Grittleton from the south. This is not an isolated or remote site within the countryside. The buildings are small scale in terms of their mass and bulk and are constructed of timber an acceptable material for a location of this nature. The access to the site is existing and there is hedging along the road boundary which in part screens the buildings from the road.

The manure storage is to the south west of the stable block away from the nearest residential properties. The proposed access track serves the stable blocks and also serves the adjacent field. Details of the track will need to be subject to a condition in order to ensure that the construction details are appropriate for this location.

NE15 relates to development in the countryside where NE4 is more specific in relation to development within the AONB. The policy requires that priority is given to the conservation and enhancement of the natural beauty of the landscape. The development must be seen to contribute to the quality of the area. In this instance the development is fairly low key and the use of, and the introduction of these units for equestrian use, in this location is considered to be acceptable in terms of their limited impact on the character and appearance of the area.

### Impact upon adjacent neighbour's amenity

The units are sited a minimum distance of 72m from the site boundary closest to residential properties and the closest dwelling is 84m away. The manure storage area has been sited away from the neighbouring properties. It is not considered that the use or the buildings would have a detrimental impact on the residential amenity at present enjoyed by the neighbours to this site.

### Drainage

It is not considered that the proposed development would have a detrimental impact on the locality however it is considered appropriate for a condition to be attached to any permission which seeks details in respect of surface water drainage disposal on the site to be submitted and approved by the Local Planning Authority. Such a condition would ensure that adequate works were undertaken to prevent drainage issues arising,

## Highways

Highways have concerns in respect of the junction of Old Combe Road with Grittleton Road where visibility is restricted. If the use of the stables is restricted to a single user then the traffic generated would be minimal. This can be controlled by a personal condition.

### **10. Recommendation**

Planning Permission be GRANTED for the following reason:

This is a small development in terms of its mass and bulk and the type of timber buildings proposed and the associated access track are considered acceptable in this location which is not isolated and relates to an existing building on the site. The development is not considered to detract from the amenity at present enjoyed by adjacent residents and or the character and appearance of the AONB. The proposal complies with policies NE4 and C3 of the 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 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.

Site location plan  
kcc1109/02 09/19 kcc1109/04 09/10cb  
kcc1109/03 09/10cb  
all dated 15.09.10

kcc1109/07 09/10cb  
date stamped 23.09.10

Design and Access Statement  
date stamped 15.09.10

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

3. No development shall commence on site until detailed drawings of the construction of, and the materials to be used on, the proposed access track have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

POLICY: C3

4. No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

POLICY: C3

5. 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

6. The development hereby permitted shall be used only for the private stabling of horses by Mrs Richardson only and the storage of associated equipment and feed within the red lined area and at no time shall be used for commercial, livery, tuition or leisure rides.

REASON: In order to ensure that the number of vehicles visiting the site is restricted in the interests of highway safety.

7. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

POLICY: C3

**Informative**

1. The applicant is advised that horses should be grazed only on the adjacent land as any other form of use may require planning permission for the 'change of use of land from agriculture to equestrian.

