

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	9 th January 2013		
Application Number	12/03485/FUL		
Site Address	Friday Street, Christian Malford, Chippenham, SN15 4BT		
Proposal	Erection of All weather Riding Arena and New Access		
Applicant	Mr D Porter c/o Willis and Co, 30 The Causeway, Chippenham		
Town/Parish Council	Christian Malford		
Electoral Division	Kington	Unitary Member	Cllr Howard Greenman
Grid Ref	397342 440336		
Type of application	FULL		
Case Officer	Charmian Burkey	01249 706667	charmian.burkey@wiltshire.gov.uk

Reason for the application being considered by Committee

Councillor Greenman has requested that the application be considered by Committee to assess the environmental and highway impact.

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 highway safety
- Impact upon visual amenity and landscape character

The application has generated objections from Christian Malford Parish Council; 1 letter of objection from the public.

3. Site Description

The site is a relatively flat parcel of land between Porters Metal & Skip Hire and Friday street. It lies to the east of the business and the west of Friday Street with the Lyneham to Christian Malford road to the north. The access is proposed approx 45m to the south of the junction between those two roads.

4. Relevant Planning History

Application Number	Proposal	Decision
None relevant		

5. Proposal

The proposal is for a riding arena for private use together with an access, track and turning head. The arena will measure approx 27mx approx 31m with the track running to the south.

The land to the south and west is where the horses which will use the arena will be kept.

6. Planning Policy

North Wiltshire Local Plan: Policies C3; NE15

7. Consultations

Christian Malford Parish Council recommend refusal for the following reasons:

- Inadequate on site parking and turning;
- Off site highways impact.
- Inappropriate location for such a facility in close proximity to a commercial premises and remote from other stables in the vicinity

Highways do not object to a private riding arena subject to a condition.

8. Publicity

The application was advertised by site notice.

1 letter of objection received

Summary of key relevant points raised:

- Creation of un-necessary accident hot spot due to the narrowness of Friday Street and its proximity to Main Road (B4096).
- Access should be from the Main Road via Porters Skip Hire.

9. Planning Considerations

The principle of a riding arena in the countryside is acceptable and it does not need to relate specifically to stables as horses can be ridden from the field. Policy NE15 looks at the impact of the development on the countryside and given the surrounding uses and the high hedges, it is not considered that the proposal would adversely affect the rural character of this area.

Whilst the concerns about the access are acknowledged the Highways officer specifically comments that there are wide verges to allow good visibility in each direction and, at 45m from the B4096/Friday Street junction there is sufficient distance. The removal of a section of hedge in this location is considered to be acceptable.

Overall, it is considered that the proposal accords with policies C3 and NE15 of the North Wiltshire Local Plan 2011.

11. Recommendation

Planning Permission be GRANTED for the following reason:

It is considered that the proposal accords with policies C3 and NE15 of the North Wiltshire Local Plan 2011 and will not lead to any significant detriment to the rural character of the area or highway safety.

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 riding arena hereby permitted shall be for private use only and shall not be used for hire, a riding school, tuition or any other commercial purpose whatsoever, without the written permission of the Local Planning Authority.

REASON: In the interests of highway safety.

3. No development shall commence on site until details of the access layout improvements has been submitted to and approved in writing by the Local Planning Authority. The access improvements shall be carried out prior to the development taking place. The improvements shall include a 6.5m width for the first 10 metres of the access. The first 10m measured from the edge of the carriageway, shall be properly consolidated and surfaced (not loose stone or gravel). Any gates will be required to be set back 10m from the edge of carriageway and made to open inwards. The access shall be made to drain away from the highway.

REASON: In the interests of highway safety.

4. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing 2359/01 dated 23rd November 2012.

REASON: For the avoidance of doubt and in the interests of proper planning.

