

Date of Meeting	19 th March 2014
Application Number	13/04111/FUL
Site Address	Land south of East View Green Road Codford BA12 0NW
Proposal	Erection of a stable with a store
Applicant	Mr S Rogers
Town/Parish Council	CODFORD
Ward	WARMINSTER COPHEAP AND WYLYE
Grid Ref	396618 140292
Type of application	Full Planning
Case Officer	Steve Vellance

Reason for the application being considered by Committee :

Cllr C. Newbury has requested that this application be submitted to Committee for consideration of the scale of the development, visual impact on the surrounding area, the relationship to neighbouring properties, and to examine the relationship of the proposal to adjoining properties. The committee is further requested to consider whether the application complies with development plan policy regarding the scale of the proposal within an AoNB.

1. Purpose of Report

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

Neighbourhood Responses: One letter of objection received.

Parish Council Response: Object to the application on the grounds that the size of the proposal is too large for conventional use and that the proposal is in conflict with the development criteria of its AoNB location.

2. Report Summary

The main issues to consider are:

- Principle of the development,
- Design issues and impact upon the neighbouring amenity,
- Impact on the surrounding AoNB

3. Site Description

The application site is a 0.4 hectare area of agricultural land, accessed off Green Lane, in Codford, Wiltshire. There are no structures or buildings within the red lined site, although there are other small equestrian buildings nearby. There is a mature trees within the field,

but the site of the new building is outside of the canopy of this tree.

To the north and south of the site lie some residential properties, whilst to the east and west the area is predominantly open countryside.

4. Relevant Planning History

None.

5. The Proposal

The proposal is for the erection of a wooden stable and store. It would be located approximately within the centre of the site, to the north of the existing gated access and the nearby mature tree. The site is currently occupied by a dismantled building that appears to have formerly stood on the site.

The proposed stable would measure 8.8 metres (length) by 6.1 metres (width) with a pitched roof height of 4.2 metres. It would contain two stables and one store and would have 7 solar panels on the roof.

6. Planning Policy

West Wiltshire District Plan 1st Alteration (2004)

C1 Countryside; C31a Design; C38 Nuisance; E10 Equestrian

National Planning Policy Framework (NPPF)

7. Consultations

Codford Parish Council objects to the proposal on grounds that:-

- Size of the proposal is too large for conventional use.
- Proposal is in conflict with development criteria of its AoNB location.

Wiltshire Council Highways:

No objections.

Wiltshire Council Environmental Protection:

No objections raised and request that planning conditions relating to horse manure storage and removal are attached.

Cranborne Chase AoNB Landscape Advisor:

No objections or adverse comments raised with regard to the stables' impact on the surrounding AoNB land; comments were offered on the following aspects:

- 0.4 hectare size of the field is not unusual.
- Design matters of the stable.
- Effectiveness and connection of the PV panels.

8. Publicity

The application was advertised by way of site notice and letters to neighbours.

One neighbour email/letter of objection was received raising the following points:

- Concerns in relation to the design aspects of the stable,
- Size of field excessive for two horses.
- Welfare issues such as manure storage/disposal and water connection.
- Concerns over the proposed solar panels.
- Disagrees with replies in the planning application form.

9. Planning Considerations

The proposal is to provide shelter for up to two horses for recreational use, with no commercial intent.

Policy E10 relates to equestrian facilities/changes of use and is of relevance as it states in part that any proposal for stables should be sympathetically sited, so as to take into account the surroundings. In this instance, the stables would be sited fairly closely to the entrance which has some natural screening, as well as being close to the large sized mature tree located within the field. The combined effect of this natural growth is that it would offer a good level of natural screening and whilst the stables would still be visible, there would be a good level of visual mitigation. Similarly, the Cranborne Chase AoNB Officer has not raised any objections with regard to the impact of the stables on the surrounding AoNB countryside.

Policy E10 further advises that any stable proposal should not have any highway implications. The stable would be accessed off Green Lane and would utilise an existing access. The Highways Officer has not raised any objections and so this aspect is considered to be satisfactory.

The issue of neighbour amenity is an important consideration and the proposal would be sited approximately 60 to 70 metres away from the nearest residential dwelling/s to the north and south. The Environmental Protection Team of the Council have been consulted on this application and no objections raised, subject to the application of planning conditions relating to the proper management of manure waste. These conditions have been applied and it is considered that with their implementation combined with the quoted distances to the dwellings, there would not be any material harm to neighbouring amenity. This is considered to meet the requirements of Policy C38 of the District Plan, which aims to protect neighbour amenity.

Policy C31a of the District Plan states that proposals amongst other aspects will be required to respect proportion, composition, form, massing and scale. The proposed stables are approximately in accordance with stable sizing as recommended by The British Horse Society, which quotes a stable size of 12ft by 12ft per horse. Therefore taking into account the fact that there would be two horses housed within the stable, together with the store room, the proposed size is considered to be wholly acceptable in this location and setting; as is the choice of natural timber finish with clay tiles on the roof.

Other Matters.

Revised plans have corrected the slight error in relation to the type of doors to be utilised for

the scheme, all three sets of doors would be double opening and the suggested “overhang” to the front aspect by the doors has been incorporated as a design feature.

A water pipe was previously present on site for the land’s previous use and there is also a main water pipe within Green Lane, which could be accessed and utilised if required.

With regard to the proposed photovoltaic panels which would be secured to the roof of the stable building, the applicant has consulted both an energy supplier and a company specialising in the fitting of PV panels. Consequently it has been confirmed that the proposed location is acceptable and that their siting would make it achievable to connect them to services which run along Green Lane.

10. Conclusion

The primary consideration in determining a planning application is the Development Plan, whereby in this case the relevant saved policies are C31a, C38 and E10. Taking the above into full account, the application is not considered contrary to these policies as it does not cause any significant harm that would justify a refusal of planning permission.

RECOMMENDATION

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

- 2 No development shall commence on site until details and samples of the materials to be used for the external walls and roof 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.

- 3 No horse manure or any other materials shall be burnt on site.

REASON: In order to minimise nuisance and safeguard the amenities of the area.

- 4 The development hereby permitted shall only be used for the private stabling of horses and the storage of associated equipment and feed and shall at no time be used for any commercial purpose whatsoever, including for livery, or in connection with equestrian tuition or leisure rides.

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

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.

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

Drawing reference P-01 B received on 03 February 2013

Drawing reference P-02 received on 11 September 2013

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