

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	2 April 2014
Application Number	13/06430/OUT
Site Address	Hunting Villa Farm Hunts Mill Road Royal Wootton Bassett Swindon SN4 7FS
Proposal	Dwelling in Association with Equestrian Enterprise
Applicant	Mr Nick Hussey
Town/Parish Council	ROYAL WOOTTON BASSETT
Ward	WOOTTON BASSETT SOUTH
Grid Ref	405380 181653
Type of application	Full Planning
Case Officer	Charmian Burkey

Reason for the application being considered by Committee

The application has been called to Planning Committee by Cllr Hurst to assess the principle and sustainability of the proposal.

1. Purpose of Report

To Recommend that the application be REFUSED.

2. Report Summary

The application is for a permanent dwelling to be occupied in connection with an equestrian breeding enterprise to be established on the land. It is not considered that there is sufficient justification for any dwelling on the land given the information provided and as a new business on the site, should such a justification be agreed in the future, a temporary dwelling only should be allowed to allow the business to prove itself.

Royal Wootton Bassett Town Council have raised no objections. There have been 8 letters of support.

3. Site Description

The site is largely open fields with a stable block granted under 09/01551/FUL for 6 stables which are sited to the east of the holding. There is the access track to properties beyond which separates the flatter land to the north, which lies within flood zone 2/3 from the gently rising ground to the south, which is partly paddock and partly where the dwelling is to be sited.

4. Planning History

93/00333/FUL – Use of land to site a mobile home for an agricultural worker – Refused

09/01551/FUL – Change of Use of Land to the keeping of horses and erection of stable block – permitted.

5. The Proposal

The proposal is in outline but for a permanent dwelling to serve the proposed equestrian business, although all matters (and therefore siting) is reserved for later approval.

6. Planning Policy

The relevant planning policies are C3 and H4 of the North Wiltshire Local Plan 2011 and guidance given in Section 7 of the National Planning Policy Framework 2012.

7. Consultations

Royal Wootton Bassett Town Council resolved not to object to this proposal .

Highways Officers: The site for the proposed dwelling is clearly in open countryside in policy terms and an objection on sustainability grounds would be appropriate if the agricultural need is not demonstrated. The available site is large enough to accommodate any necessary parking and turning arrangements.

There have been previous concerns about intensification of use of the access to A3102 (Old Park Farm) by larger, slow turning vehicles associated with equestrian use. However, the highway authority have been happy to accept an intensification of use subject to a restriction on the use of the stables in order to keep the number of movements in line with an accepted agricultural use. Some details are given as to the likely traffic generation of the current proposals. I am minded that a “stud” use is likely on balance to produce movements along the lines of an agricultural use.

Given the location of the proposal I am minded to raise an objection on the grounds of sustainability for the following reason:

The proposal, located remote from services, and being unlikely to be well served by public transport, is contrary to the key aims of both National and Local Planning Policies which aim to encourage sustainable development.

(The applicant has commented that they are not remote from services being served by the post office, refuse, BT, electricity, water etc. However in planning terms this is not what is meant by remote from services. In the planning context it is remote from shops, schools, doctors etc)

Technical Services Team do not require a contribution to Public Open Space as the site lies outside the threshold.

The County Archaeologist does not object.

The Council's agricultural consultant's report is available online, but states in his conclusion that: The existing business does not in my opinion present an essential need for a presence

at most times. No financial information has been supplied in relation to either the current or the proposed business.

8. Publicity

8 Letters of support have been received including one from the applicants vet.

No letters of objection have been received.

9. Planning Considerations

The applicant's business is the breeding and keeping of horses. There is currently one brood mare on site due to foal this spring together with a companion. The broodmare is well bred and it is anticipated that the foal will be a high quality thoroughbred. Whether the foal will be kept or sold will depend on its quality, but the identified intent is to break the foals in their third year to be sold on or transferred to racing.

The applicant plans to expand the current business so that between 2 and 3 mares will be foaled annually. The mares will either belong to the applicant or a third party on a contract arrangement. The express aim of the business is to attract high quality and value thoroughbred mares.

At capacity there will be 3 brood mares in foal; three foals at foot; three yearlings; 3 two year olds and three approaching three year olds to be moved on.

The applicant also proposes a barn (not part of this application) and to coppice willow for biomass fuel.

The proposal is that the business will provide full time employment for the applicant.

The proposal is for a detached dwelling for the applicant to live in with his family. The application is in outline with all matters reserved although an indicative plan has been supplied showing the dwelling in the south west part of the site. The dwelling would be a new house in the countryside and therefore need the special justification of essential need for someone to live at the site the whole time. The applicant argues that the essential need is generated for the supervision of high value equines and animal welfare and foaling.

The council's agricultural consultant acknowledges that the timing of foaling is often uncertain and neo natal foals require care and attention. It is recognised that owners may well be unwilling to allow their mares to be kept on site without full time supervision. However, that expectation follows from the owner's requirement rather than that of animal husbandry. In any event the requirement is only for one mare currently and will be for a maximum of 3.

It should be noted that no control can be imposed from a planning point of view about the quality/value of the horses kept at the site.

There is no express reference within the National Planning Policy Framework to an assessment of either an existing or proposed business which will operate with the rural dwelling. However, it seems critical that this is assessed as part of the essential need. If the business does not progress as anticipated to be profitable and viable, the authority could be left with a dwelling with no essential need.

There is no financial information with the application to demonstrate the trading position of the business, as it stands, nor any supplied in terms of the business proposal.

The application is therefore in simple terms an application for a dwelling to currently look after one broodmare, companion and foal with no information about how this might generate an income. In the longer term there will be young stock on the holding (mainly at grass) and 3 broodmares for foaling. As stated above the authority can have no control over the types and values of the horses.

10. Conclusion

The application is therefore for a new dwelling in the countryside without sufficient justification and is thus contrary to policies C3 and H4 of the North Wiltshire Local Plan 2011 and guidance contained in section 6 of the National Planning Policy Framework 2012. With new businesses the application should be for a temporary dwelling (although the Council does not consider one could be justified with the information supplied), to allow the business plan to be implemented and profitability established.

Additionally, it is considered that without the required special justification the proposal is remote from services and is therefore unsustainable.

11. RECOMMENDATION:

Refusal for the following reasons:

- 1) The application is for a new dwelling in the countryside without sufficient justification and is thus contrary to policies C3 and H4 of the North Wiltshire Local Plan 2011 and guidance contained in section 6 of the National Planning Policy Framework 2012.
- 2) The proposal, located remote from services, and being unlikely to be well served by public transport, is contrary to the key aims of both National and Local Planning Policies which aim to encourage sustainable development. It is therefore contrary to policies C3 of North Wiltshire local Plan 2011 and the advice and tenor the guidance given in the National Planning policy Framework 2012 on promoting sustainable development.

13/06430

Streetwise

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Survey

HUNTING VILLA FARM SITE LOCATION PLAN
AREA 36 HA
SCALE 1:2500 on A3
CENTRE COORDINATES: 405309, 181789

