

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	25.08.2010		
Application Number	W/10/01439/FUL		
Site Address	Land Adjoining 25 Iford Fields Westwood Wiltshire		
Proposal	Timber stable building		
Applicant	Ms Richard Crozier		
Town/Parish Council	Westwood		
Electoral Division	Winsley And Westwood	Unitary Member:	Linda Conley
Grid Ref	380442 158749		
Type of application	Full Plan		
Case Officer	Miss Jennifer Fivash	01225 770344 Ext 5297 jennifer.fivash@wiltshire.gov.uk	

Reason for the application being considered by Committee

Councillor Conley has requested that this item be determined by Committee due to:

- * Contravenes development planning regulations in the green belt
- * Access
- * Relationship to adjoining properties

1. Purpose of Report

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

2. Main Issues

The main issues to consider are:

- Impact on Green Belt
- Impact on Area of Outstanding Natural Beauty
- Impact on residential amenity
- Impact on street scene

3. Site Description

The application site is a small area of overgrown land located on the west side of the lane leading to a sewage treatment works. The site is located in the Western Wiltshire Green Belt and Area of Outstanding Natural Beauty. The site is roughly rectangular in shape next to the boundary of a residential property. There are a further six properties to the north of the site. The surrounding area is predominately agricultural fields.

4. Relevant Planning History

07/02470/FUL – Replacement garage – PERMISSION 17.09.2007

07/01261/FUL – Replacement garage – REFUSED 31.05.2007

5. Proposal

The application seeks permission for the erection of a stable building. The stables would provide two horse boxes and a tack and hay store. The application would provide a hard standing for the stables. The stables would be set back by 2 metres from the highway and would be parallel to the road.

The proposed stables would be 3.65 metres by 11.5 metres with a height of 2.9 metres to the ridge.

6. Planning Policy

West Wiltshire District Plan First Alteration 2004

C1 Countryside Protection

C2 Area of Outstanding Natural Beauty

C31A Design

C38 Nuisance

E10 Horse Related Development

U5 Sewage Treatment Works

PPG2 Green Belts

7. Consultations

Westwood Parish council

No objections.

Revised comments – Object.

Highways

No objection in principal subject to revised location of the stables and condition restricting to non commercial use.

Additional comments – No highway objection subject to conditions. Comments received 13 July 2010

Environment Agency

No objection subject to informatives.

Wessex Water

No objection.

Environmental Health (PROTECTION)

Request condition to be attached to decision notice.

Drainage Engineer (Tech Services)

No comment.

8. Publicity

The application was advertised by site notice/press notice /neighbour notification.

Expiry date: 6 July 2010

Summary of points raised:

6 letters of objection received. Comments relate to:

- Increase traffic
- Access
- Wear and tear of the lane
- Distance to bridal path
- Poor visibility
- Narrow lane
- Increase in noise at unsociable hours
- Stables not linked to paddock next door
- Not blend in with surrounding area
- Paddock owned by neighbour not applicant
- Lane is a public footpath with access to the sewage works
- Loss of amenities and use of garden
- Water hangs at the top of field soak away will increase this
- Ownership of Paddock
- Land is agricultural not leisure
- Field part of the Cotswold National Park
- Wire fence not adequate
- Loss of privacy
- Other facilities available for housing horses
- Erosion of village amenities
- Lane not a bridleway
- Farm building was removed 10 years ago

9. Planning Considerations

9.1 Green Belt

Under the provisions of Planning Policy Guidance 2 Green Belts there is a general presumption against inappropriate forms of development within the green belt which, by definition, are harmful to its character and setting. Such inappropriate development should only be approved in very special circumstances.

PPG2 states that stables within the Green Belt are considered to be acceptable providing they are small stables for outdoor sport and outdoor recreation. The proposal would provide a small stable block providing facilities which will support outdoor recreational activities which under Green Belt policy is considered to be acceptable.

The size of the proposed stable block would not be detrimental to the openness of the greenbelt but would preserve the character of the area. Considering the guidance contained in PPG2 the proposed stable block would provide essential recreational facilities in support of outdoor recreational activities which would not harm the openness of the green belt or the open countryside and is therefore considered to be acceptable.

9.2 Area of Outstanding Natural Beauty

The proposed stable block due to its size, design and position would not harm the character of the Area of Outstanding Natural Beauty as the design would be sympathetic to the surrounding area.

9.3 Highways

The stables would be located down a lane. It is considered by the highway authority that the introduction of this small stable block would not harm this un-adopted lane. The set back position of the building allows for suitable visibility slays from the access point to be maintain. Having regards to the increase in traffic the highway authority raised no objection to the proposal as the proposal would not result in a significant increase in traffic. To ensure this a condition has been attached to this recommendation restricting the use of the stables to private use and not commercial as this would be unacceptable in this location.

9.4 Residential Amenity

The proposed development would have minimal affect on the amenities of the surrounding neighbours. The proposed building would cause some additional overshadowing to the amenities of number 25 Iford Fields. However due to the position of the proposed building the overshadowing would occur over an area used for storage and parking and not the residential garden or the main dwelling. It is therefore considered that the overshadowing would not cause any detrimental harm to the amenities of number 25 Iford Fields.

The noise and smell which would emanate from the site, due to the type of development, is considered to not cause adverse harm the amenities of 25 Iford Fields. The site is located in an agricultural area and the catchment area of a sewage treatment works the addition of this small scale development would not be detrimental the residential amenity due to the existing nature of the site and the surrounding area.

The manure produced on site would not be kept on site and would be removed to be used on the farm owned by the applicant this will reduce the impact the stable would have on the neighbours in terms of smell and is therefore considered to be acceptable. A condition has been attached to this recommendation to ensure that full details of how the manure is to be stored are submitted and approved in writing by the Local Planning Authority and that no materials are burnt on site to preserve the amenities of the surrounding neighbours.

9.5 Street Scene

The proposed building would be single storey located in an agricultural area. The proposal would not harm the character of the area due to its size, design, position and due to the proposed materials being timber the proposal would be sympathetic to the area and preserve the open countryside.

9.6 Design

The proposed single storey building with its pitched roof would represent a small agricultural building in the open countryside. The building would be sympathetic to the area and is therefore considered to be acceptable.

9.7 The proposal complies with policy and planning permission should be granted subject to conditions.

Recommendation: Permission

For the following reason(s):

The proposed development would not materially affect the amenities of the neighbours and any planning objections have been overcome by conditions.

Subject to the following condition(s):

- 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 roofs 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.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a.

- 3 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.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: E10 and C38

- 4 No materials shall be burnt on site.

REASON: In order to minimise nuisance and safeguard the amenities of the area in which the development is located.

POLICY: West Wiltshire District Plan First Alteration 2004 policy C38 and E10

- 5 There shall be no parking of horse boxes, caravans, trailers or other vehicles during the hours between dusk and dawn on the site.

REASON: In order to protect the living conditions of nearby residents and/or the rural character of the area.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: E10 and C38

- 6 No portable buildings, van bodies, trailers, vehicles or other structures used for storage, shelter, rest or refreshment, shall be stationed on the site without the prior approval in writing of the Local Planning Authority.

REASON: In order to protect the living conditions of nearby residents and/or the rural character of the area.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: E10 and C38

- 7 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.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: E10 and C38

Informative(s):

- 1 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

- 2 Manure/dung heaps must be sited in an area where it/they will not cause pollution of any watercourse of water source by the release of contaminated run-off.
- 3 The subsequent disposal of collected wastes must be undertaken in accordance with the MAFF Code of Good Agricultural Practice for the Protection of Water.
- 4 There must be no discharge of foul or contaminated drainage from the site into either ground water or any surface waters, whether direct to watercourses, ponds or lakes, or via soakaways/ditches.
- 5 The developer/applicant is advised to take into account the contents of the Wessex Water letter dated 26 May 2010

Appendices:	
Background Documents Used in the Preparation of this Report:	



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RELEVANT APPLICATION PLANS

- Drawing : 738.0 A received on 21.07.2010
- Drawing : 738.03 C received on 21.07.2010
- Drawing : 738.02 A received on 25.05.2010
- Drawing : 738.01 A received on 25.05.2010