

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	13 th October 2010		
Application Number	10/03218/FUL		
Site Address	Land at Stoke Common Lane, Purton Stoke, Swindon		
Proposal	Stables and Manege		
Applicant	Mr E Franklin		
Town/Parish Council	Purton		
Electoral Division	Purton	Unitary Member	Mrs J. Lay
Grid Ref	407960 190256		
Type of application	Full		
Case Officer	Mrs Charmian Burkey	01249 706667	Charmian.burkey@wiltshire.gov.uk

Reason for the application being considered by Committee

Councillor Lay has requested this application be considered by Committee for the following reasons:

- To assess the change to the rural scene and the impact of more stables in the area.
- Loss of the hedgerow.
- Additional traffic onto private road and bridleway.

1. Purpose of Report

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

2. Main Issues

The application is for the erection of 4 stables and an arena. The key points to consider are as follows:

- Implications on DC Core Policy C3 and Countryside Policy NE15
- Visual impact of additional stables
- Impact on use and appearance of access road, which is a bridleway.

3. Site Description

The site is relatively flat pasture land opposite a turning for one of the farms along this bridleway. The boundary between the field and the bridleway (which is tarmacked and maintained as a private road) is a mature native hedge. There are a considerable number of stables in the area. Please see application 10/02146/FUL elsewhere on this agenda.

4. Relevant Planning History

Application number	Proposal	Decision
	NONE	

5. Proposal

The proposal is to construct a block of 4 stables and a 40m x 30m riding arena to the east of this parcel of land so that the development lies in the corner of 2 hedges.

The land would continue to be grazed and is for private use only.

6. Consultations

Purton Parish Council states that there is an over proliferation of stables in the area and each new one generates additional traffic, where there is no speed limit. There are highway concerns and concerns about the changing visual aspect of Stoke Common Lane.

Highways recommend refusal because of an increase in vehicular traffic along a designated footpath / public bridleway.

7. Publicity

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

1 letter of objection have been received

Summary of key relevant points raised:

- There are only 3 acres of land.
- Worsen load on infrastructure of Stoke Common Lane.
- There are no facilities for parking.
- Effect on rural outlook.
- Potential light pollution.
- Together with 10/02146/FUL there will be 8 stables and owners in close proximity.

8. Planning Considerations

- Implications on DC Core Policy C3 and Countryside Policy NE15.

In the surrounding area there is a proliferation of stables and arenas, although the surrounding countryside remains open and rural. The stables and arena will be hidden behind the existing mature hedge and there will be only limited views of the development and certainly no more than in other locations close by. There is an existing access and the agent has been asked to confirm that the stables are for private use.

The impact of the proposal on the character of its countryside location is considered to be acceptable and in compliance with policies C3 and NE15 of the North Wiltshire Local Plan 2011.

- Visual impact of additional stables.

The area is characterised by small scale stable developments and given the screening provided by the existing hedges, the proposed development is considered to be acceptable.

- Impact on use and appearance of access road, which is a bridleway.

Whilst Stoke Common Lane is a bridleway, it is of metalled appearance. Maintenance is not a material planning consideration in terms of who pays for it. As the owner of the site does not live locally and all trips to the site will be by car, refusal is recommended. This site is unlike 10/02146/FUL where a personal permission is possible due to the proximity of the site owner.

9. Recommendation:

Planning Permission be REFUSED for the following reason:

1. The proposed development would result in an increase in vehicular traffic along a designated footpath / public bridleway with consequent loss of amenity and risk of additional hazard and inconvenience to all users of the designated right of way.

Informative

1. This decision relates to documents/plans submitted with the application, listed below.

- Location plan, Drawings 01, 02 and 03 dated 18th August 2010.

Appendices:	None
Background Documents Used in the Preparation of this Report:	1.20 2.02 4.02 4.03 4.07

