

**REPORT TO THE DEVELOPMENT CONTROL  
COMMITTEE**

Report No.

<b>Date of Meeting</b>	<b>24<sup>th</sup> September 2008</b>
<b>Application Number</b>	<b>08/01388/FUL</b>
<b>Site Address</b>	<b>Pooks Hill Lane, Heddington, Calne, Wilts. SN11 0XX</b>
<b>Proposal</b>	<b>Demolition of Existing Stables, Erection of 5 Stables, Storage and Caravan for Storage on Site and Change of Use of Land for the Keeping of Horses</b>
<b>Applicant</b>	<b>Miss Hillier</b>
<b>Town/Parish Council</b>	<b>Heddington</b>
<b>Grid Ref</b>	<b>398768 166627</b>
<b>Type of application</b>	<b>Full application</b>

**Reason for the application being considered by Committee**

This application has been submitted to the Committee for decision under the scheme of delegation in force after the 8<sup>th</sup> April 2002 because 5 letters of objection have been received.

**Summary of Report**

This application proposes to build a block of 5 stables, one of which is to be used to store feed stuffs and to change the use of the land for the keeping of horses. The proposal also shows 2 areas of hardstanding, one for all weather turnout (just outside the stable building) and another smaller on for turning a lorry. The site lies within the Wessex Downs AONB and open countryside. The issues to assess are:

- Impact on the landscape character of the AONB
- Highways impact.

**Officer Recommendation**

Planning Permission be GRANTED subject to conditions.

<b>Contact Officer</b>	Charmian Burkey	01249706667	cburkey@northwilts.gov.uk
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## Proposal and Site Description

The proposal is for a building measuring 3.7mX 18.5m to the north east of the site, close to other buildings (in separate ownership). It also incorporates an area of hardstanding for all weather turnout measuring 18.5m by 12m to the south of the stables and another area of hardstanding just inside the gateway measuring 7.5mX 12m for turning in a vehicle. The proposal also asks for change of use of the land for the keeping of horses.

Reference to a caravan on site has been removed from the description.

Planning History		
Application number	Proposal	Decision
None		

## Consultations

**Heddington Parish Council** does not object to the stables, but strongly oppose the siting of a caravan which could easily be used for accommodation.

**Wiltshire County Council Highways** has concerns over the stationing of the caravan on site where residential use would be subject to an objection on sustainability grounds. However, if the caravan can be restricted to just storage no objection is raised.

## Representations

6 of letters of objection that have been received.

Summary of key points raised:

- Lane unsuitable for additional traffic.
- The access lane is also a public footpath and a safety issue is raised.
- Overdevelopment.
- Poor visibility.
- There were no stables previously on site as stated.

## Planning Considerations

### Principle of development

The principle of stables in the countryside is acceptable and 4 stables, with one used for storage is not considered to be excessive. The caravan element of the proposal has been removed.

The hardstanding will provide an element of all-weather turnout and prevent the land being churned up. An area to turn into the site and turn around a vehicle and park is considered to be acceptable.

The stables will be constructed of rendered block with a profile tile roof.

### Impact on Area of Outstanding Natural Beauty

The proposal is relatively well screened behind existing hedging and it is not considered that it will impact significantly on the landscape character of this part of the Wessex Downs AONB.

### Highways and Access

Whilst the access track is narrow, the land could be used for agricultural purposes without planning permission and the vehicular movements for private stables are not considered to be significantly different.

## **Recommendation and Proposed Conditions/Informatives**

Planning Permission be 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 Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out strictly in accordance with the approved plans subject to such minor amendments to the development as may be approved in writing under this condition by the local planning authority.

Reason: To ensure that the development is implemented in accordance with this decision in the interests of public amenity, but also to allow for the approval of minor variations which do not materially affect the permission.

3. The stables and change of use of land for the keeping of horses shall be for private use only and for no other purpose whatsoever, including any livery or as a riding school, with the prior written permission of the Local Planning Authority.

Reason: To prevent in appropriate uses in the countryside.

4. The land and stables hereby permitted shall be used for the keeping of a maximum of 4 horses in total.

Reason: To prevent overgrazing negatively impacting on the landscape character of the Wessex Area of Outstanding Natural Beauty.

5. Prior to the commencement of the development hereby permitted details of all fencing to be used shall be submitted to and approved in writing by the LPA. The agreed fencing shall be implemented prior to the first use of the land for the keeping of horses and permanently maintained thereafter.

Reason: To protect the visual amenity of the Wessex Area of Outstanding Natural Beauty.

6. There shall be no burning of manure on any part of the site.

Reason: In the interests of preventing air pollution.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) there shall be no extension of any building forming part of the development hereby permitted.

Reason: In order to safeguard the amenity of the area by enabling the local planning authority to consider individually whether planning permission should be granted for extensions.

8. Prior to the commencement of the development hereby permitted details of the colour and type of render shall be submitted to and approved in writing by the local planning authority. The development shall be completed in the approved colour and type of render before the stables are first occupied.

Reason: In the interests of visual amenity.

## **Informatives**

1. This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or

structures and may also lead to prosecution.

#### Plan References

Location and layout plans received by the local planning authority 27/08/08 and block and elevational plans dated 05/06/08

#### Reason for Decision

The proposal is considered to have an acceptable impact and to accord with policies C3, NE15 and NE4 of the North Wiltshire Local Plan 2011.

<b>Appendices:</b>	<b>NONE</b>
<b>Background Documents Used in the Preparation of this Report:</b>	<b>2.02, 2.04, 5.01</b>