

## REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	6 November 2013		
Application Number	13/02945/FUL		
Site Address	Land North West of 69A, Upper South Wraxall, BA15 2SA		
Proposal	Change of use from agricultural to equestrian, erection of a 6 stable barn, menage and access route.		
Applicant	Mr Martin Dennaforde		
Town/Parish Council	SOUTH WRAXALL		
Electoral Division	Holt and Staverton	Unitary Member	Cllr Trevor Carbin
Grid Ref	383042 164668		
Type of application	Full Planning		
Case Officer	Jemma Boustead		

### Reason for the application being considered by Committee

Councillor Trevor Carbin has requested to call this application in if recommended for Approval for the following reason:

- Visual impact upon the surrounding area
- Environmental or highway impact

### 1. Purpose of Report

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

### 2. Report Summary

The main issues to consider are:

- Principle
- Design issues and impact upon the immediate area – particularly the Green Belt
- Impact on amenity
- Highways and access considerations

### 3. Site Description

The site is located outside the village policy limit of South Wraxhall and as such is located within the open countryside. The proposal also lies within the Green Belt.

### 4. Planning History

No relevant planning history

### 5. The Proposal

The proposal is for the change of use of land to equestrian, barn (6 stables, 2 storage rooms for tack feed and hay), ménage and access. The proposal is for a private equestrian use.

## 6. Planning Policy

West Wiltshire District Plan 1st Alteration 2004

C1 Countryside Protection

GB1 Green Belt

C31a Design

C32 Landscaping

C38 Nuisance

E10 Equestrian Uses

Wiltshire Local Transport Plan 2011-2026: Car Parking Strategy

National Planning Policy Framework (NPPF)

## 7. Consultations

South Wraxhall Parish Council – Object There is no justification for a new building in the Green Belt. There would be an increase in traffic on an unsuitable track and is liable to flood.

Highways – No objections to amended plans

Environmental Health – No adverse comments to make on the application

Wiltshire Fire & Rescue – Request £74.64 for fire services

## 8. Publicity

A site notice was erected at the site which expired on 10<sup>th</sup> October 2013.

## 9. Planning Considerations

### PRINCIPLE OF DEVELOPMENT

The site is located in the open countryside where development is strictly controlled under Policy C1 of the West Wiltshire Local Plan which states: *In order to maintain the quality and variety of the countryside, the water environment, the rural landscape and wildlife, will be protected, conserved and enhanced through the control of development and positive planning measures. Development proposals in the open countryside will not be permitted, other than those which encourage diversification of the rural economy and rural recreation, unless there is an agricultural, forestry or other overriding justification such as essential transport improvements, schemes of national importance or overriding benefit to the local economy. Acceptable mitigation measures will be implemented where appropriate.*

The site is located within the Green Belt. Part 9 of the National Planning Policy Guidance Note seeks to protect the Green Belt from unacceptable development. Paragraph 89 states that *new buildings will be unacceptable unless it is for outdoor sport, outdoor recreational facilities as long it protects the openness of the Green Belt.*

The proposed equestrian use would be considered as rural recreation under the above Policy requirements and therefore in principle is considered to be acceptable. Policy E10 of the Local Plan also supports equestrian uses and states: *Proposals for equestrian facilities and changes of use will be required to have regard to minimising their effects on the appearance of the countryside and to highway implications. All such building proposals should have special regard to siting, design materials and construction to ensure they blend in with their surroundings and do not have an adverse impact on the countryside and the natural environment including the water environment.*

The issues highlighted under Policy E10 will be looked at below.

#### DESIGN ISSUES & IMPACT UPON THE WIDER AREA

The site is located approximately 275 metres west of the village of South Wraxhall and is currently pasture land. There are mature hedgerows and trees on the existing boundary.

The proposal sees a barn which is to be built with shiplap cladding stained in light oak under a grey shingle roof. The boundary will see post and rail fence and the proposed hard standing sees impacted gravel on existing access track, however the first 5 metres will be surfaced with tarmac for highway safety reasons. No external lighting is proposed and additional landscaping is proposed to the south west of the proposed ménage and stables.

The proposed design of the stables by reason of its size and materials is considered to be appropriate to its rural setting.

It is considered that the proposed change of use, the proposed stable and ménage would have minimal impact upon the countryside which would be further reduced through the additional landscaping. The site is also located away from any other buildings and main roads and therefore only glimpses of the proposed development would be visible. This in turn would ensure that the openness of the Green Belt is maintained.

The proposed barn is located near an existing oak tree and as such an arboricultural report has been submitted as part of the application which states that tree protection fencing shall be erected before any works commence on site and is only to be removed once all works on site relating to the construction of the proposal have been removed. This is considered to be acceptable and can be conditioned as such.

The proposal is considered to comply with Policy C31a and C32 of the Local Plan and guidance contained within the NPPF.

#### IMPACT UPON AMENITY

C38 which relates to nuisance and states:

*Proposals will not be permitted which would detract from the amenities enjoyed by, or cause nuisance to neighbouring properties and uses. Consideration will be given to such issues as any loss of privacy or overshadowing, levels or types of traffic generation, the storage of hazardous materials, the generation of unpleasant emissions such as odour, fumes, smoke, soot, ash, dust or grit, the extension of existing unneighbourly uses and the creation of an untidy site. Development will not be permitted if the amenities of its occupiers would be affected adversely by the operation of existing or proposed neighbouring uses.*

Storage of materials will be within the barn and muck will be collected and stored within a muck trailer which will be collected for off-site disposal. This has been considered to be acceptable.

The site is located away from residential properties and therefore it is considered that there would be no impact upon residential amenity in terms of overshadowing, overlooking, noise or smell. No external lighting is proposed as part of the application and any future lighting would require planning permission.

The proposal is therefore considered to comply with Policy C38.

#### ACCESS AND HIGHWAYS

As the proposal is for a private equestrian use it is anticipated that the associated traffic movements will be low. The proposal will utilise an existing small track but improvements will be made as noted previously. The highways officer has made no objections to the proposed scheme.

#### OTHER

The Parish Council has made reference to the site flooding. The site is not located within a flood zone as identified by the Environment Agency.

The Fire and Rescue Service have requested a sum of money however there is not a policy within the local plan to request such monies and therefore it would be inappropriate of the Local Planning Authority to do so.

#### 10. Conclusion

The proposal is considered to comply with the relevant policies of the development plan and guidance located within the NPPF.

#### RECOMMENDATION

The proposal is recommended for Approval 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 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 to protect the openness of the Green Belt

- 3 The development hereby approved shall be carried out in accordance with the materials stated in the application form received by the Local Planning Authority on 12th August 2013.

REASON: To ensure the proposal is appropriate and to reduce its impact upon the Green Belt

- 4 The development hereby approved shall be carried out in accordance with the arboricultural method statement received by the Local Planning Authority on 12th August 2013.

REASON: To ensure the mature trees located within the Green Belt are not harmed during construction of the development

- 5 The development hereby approved shall be carried out in accordance with the Planning Statement received on 11th October 2013 by the Local Planning Authority and no horse manure or any other materials shall be burnt on site.

REASON: To ensure manure and waste from the site is stored and disposed of appropriately

- 6 The landscaping shown on the approved details of landscaping shall be carried out in the first planting and seeding season following the first use of the building or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 7 No part of the development hereby permitted shall be first brought into use until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

- 8 The development hereby permitted shall be carried out in accordance with the following approved plans annotated as:

Site Plan, Landscaping Plan, Proposed Access Track and Hardstanding, Stable Elevation and Floor Plans, Cross Section through Menage received on 11th October 2013.

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

## **Appendices:**

### **Background Documents Used in the Preparation of this Report:**