

REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Date of Meeting	03 June 2015
Application Number	14/04593/FUL
Site Address	Land at Colbourne Street West Sevington Grittleton Chippenham Wiltshire SN14 7LB
Proposal	Change of use of land to keeping of horses; 5 wooden stables with tack room and haystore; area of hardstanding; access and parking area; access.
Applicant	Mr Phillip Parish
Town/Parish Council	GRITTLETON
Division	BY BROOK- Cllr Scott
Grid Ref	386278 178835
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 to allow Members to assess the impact of the proposal on the Area of Outstanding Natural Beauty.

1. Purpose of Report.

To consider the application and recommend that Planning Permission be GRANTED subject to conditions.

2. Main Issues

The main issues are:

- Principle of development
- Impact on the character and appearance of the AONB
- Impact on the residential amenities of adjoining properties
- Design of the buildings.

3. Site Description

The application site is a relatively flat 6 acre field in the Cotswolds Area of Outstanding Natural Beauty. The application is partly retrospective and has been amended several times since its first submission.

The field is bounded to the east by The Street (Grittleton) and to the North by Colbourne Street. Across one field to the north is the M4 motorway. To the south west is a wooded area known as Lucknow Plantation.

The stable buildings currently on site are sited in the far western corner with an unauthorised gate into the field nearby.

4. Planning History

13/05923/FUL Construction of Menage and Associated Fencing

14/01191/PREAPP Mobile Stables and Temporary Facilities

5. The Proposal

The proposal has been amended since its original submission to be a proposed gate and parking area off Colbourne Street and a revised stabling complex to the west consisting of 5 wooden stables and associated hard standing, tack room and feed store; a change of use of the land to allow the keeping of horses; the creation of a new access and hard standing to the east of the stables and a fully mobile field shelter (which would be sited against the wood in summer and on the hard standing in winter).

The stables are designed with a small sloping roof to lessen their impact and the hardstanding is principally to allow the disabled owner easy access and would measure approx 15m x 25m. There are no foundations to the stables

6. Planning Policy

Wiltshire Core Strategy:

CP10- The Spatial Strategy: Chippenham Community Area

CP51- Landscape

CP57- Ensuring High Quality Design and Place Shaping

National Planning Policy Framework 2014:

Achieving sustainable development – Core Planning Principles

Chapter 7- Requiring Good Design

Chapter 8- Promoting healthy communities

Chapter 11- Conserving and enhancing the natural environment

7. Consultation Responses

Grittleton Parish Council: Maintained their objection to the proposal throughout its changes but state that should permission be granted that there should be conditions about: good quality fencing; limit on the number of horses/donkeys to 5-6; there should be no more than 6 stables and 1 feed shed; the caravan should be removed from the site and a waste management plan and farmyard management plan should be put in place.

Highways: Unhappy with the sight lines from the existing unauthorised access, but are happy with the latest revision which shows the access and parking approx 80m east of the proposed reconfigured buildings.

8. Publicity

One local resident has objected on the grounds that the site notice was on the opposite side of the road; the application makes no mention of the caravan, which has been on site since the land changed hands; the land is over stocked and poorly fenced; vermin control is a great concern; The proposals are out of character with the area; the fact that the enterprise started without planning permission does not bode well for the future; the access is in a frost pocket.

9. Planning Considerations

Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act states that “*determination must be made in accordance with the plan unless material considerations indicate otherwise*”.

This is the starting point from a policy point of view. The Wiltshire Core Strategy forms the local component of the current development plan. Policies CP10 which seeks to, amongst other things, ensure development has an acceptable landscape impact and promotes access to the countryside; Policy CP51 seeks to ensure that landscape character is enhanced or at least not harmed and Policy CP57 which seeks high quality design.

The advice in the NPPF follows a similar theme and in chapter 8 promotes outdoor recreation in working towards healthier communities.

It is considered that taking into account the arguments set out below, that this proposal accords with all these policies and the principle of a modest equestrian development in this location is acceptable.

Setting of the AONB

This part of the Cotswolds Area of Outstanding Natural Beauty is characterised by relative flat grazed pasture land with the M4 running east to west very close to the site. There are other nearby locations where horses are kept. The keeping of horses in such a landscape designation is established and subject to the changes secured through negotiation and the conditions suggested, it is considered that the proposal will not adversely affect the setting of this part of the Area of outstanding Natural Beauty.

Design and impact on the Character of the Area

The proposal is partly in retrospect but has been amended since it was first submitted and is not as it is on the ground at the moment. The land is also currently fallow. The revisions are now the result of protracted negotiations. There is a caravan on site and this will need to be removed by way of a planning condition.

Whilst the siting of the parking some 80m from the stables is not wholly desirable, it is necessary for highway safety and to keep the buildings in the least conspicuous location. This is especially important since the site lies in the Cotswolds Area of Outstanding Natural Beauty, where the landscape quality should be preserved. The preservation of landscape quality does not negate buildings in the area, but their siting and design is very important. The design of the stables is not ideal, but they are wooden and low key and now that the number has been reduced to 5 (from 12) with associated storage, the impact is considered to be less. The stable buildings themselves will measure 10.5m x 3.6m at a height of 2.7m (max) on one wing and in an L-shape to another wing measuring 8.9m x 3.6m at the same height. These stables are to be sited against the trees to the south and a haystore, measuring 5m x 2m and a maximum height of 2.2m is proposed to the north of this.

The proposal also includes a single field shelter measuring 7.2m x 3.6m and 2.7m in height is also proposed. This can and will be moved around dependent on ground conditions. All the buildings proposed are on skids and capable of being moved. The site is visible from both The Street and Colbourne Road, but due to the siting of the buildings, views are considered to have been minimised, particularly as the land gently slopes down to the west.

The land was overstocked last year but the applicant is willing to accept a condition limiting the number of horses or donkeys to 6 (1 per acre as per the British Horse Society standard). This will help ensure that the land does not become poached again in very wet weather and that the landscape quality of the area is preserved.

Given the alterations to the proposal since its first submission, it is considered that with conditions, the proposal is now acceptable and satisfactorily retains the landscape quality of this part of the Cotswolds Area of Outstanding Natural Beauty, thus complying with CP51 of the Wiltshire Core Strategy and advice in the NPPF.

10. Recommendation

Planning permission be GRANTED subject to conditions;

1. Within 6 months of the date of this permission, the existing stables, hardcore and ancillary buildings shall be completely removed from the site unless those buildings and hardcore form part of those buildings approved by condition 4 of this approval in the layout so approved.

REASON: In the interests of the landscape quality of the Area of Outstanding Natural Beauty.

2. Within one month of the date of this permission the caravan on site shall be completely removed from the site.

REASON: In the interests of the visual amenity of the site.

3. Notwithstanding the approved plans, within one month of the date of this permission, the existing access to the site in the western corner, shall be stopped up, the gate and hard standing removed and post and rail fencing installed to match the existing.

REASON: In the interests of highway safety.

4. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan received 27th May 2014; elevations and block plan (as amended by condition 3) received 3rd November 2014 and sight line diagram received 18th March 2015.

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

5. No fences or jumps shall be erected on the site without the prior approval in writing of the Local Planning Authority.

REASON: In order to protect the rural character of the area.

6. Within in one month of the date of this permission 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.

7. 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.

8. 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.

9. There shall be no more than a total of 6 horses, ponies or donkeys kept on the site at any one time.

REASON: To prevent overgrazing affecting the landscape quality of the Area of Outstanding Natural Beauty.

10. 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 rural character of the area.