

<b>APPLICATION NO</b>	<b>PA/2009/1221</b>
<b>APPLICANT</b>	Mr A Smith
<b>DEVELOPMENT</b>	Planning permission to retain a stable block and to erect a tack/veterinary room with WC and associated drainage
<b>LOCATION</b>	Land adjacent to Star Croft, Turbary Road, Haxey
<b>PARISH</b>	<b>HAXEY</b>
<b>WARD</b>	Axholme South
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Haxey Parish Council
<b>POLICIES</b>	<p><b>Regional Spatial Strategy for Yorkshire and the Humber:</b> No specific policies apply.</p> <p><b>North Lincolnshire Local Plan:</b> Policy ST3 – the site lies outside the development boundary of Haxey, within the open countryside. Development in the open countryside will only be permitted if it is essential for the purposes of agriculture or forestry or to meet a special need associated with the open countryside.</p> <p>Policy RD2 lists the type of development that is considered to be acceptable in the open countryside. The site lies within an Area of Special Historic Landscape Interest.</p> <p>Policy LC14 permits outdoor sport and recreational development providing that such development is related to the historic landscape and its features.</p> <p>Policy DS1 provides general design guidance for all new development.</p>
<b>CONSULTATIONS</b>	<b>Highways:</b> No objection.
<b>PARISH COUNCIL</b>	Objection regarding the concerns raised by the Environmental Protection Team and Internal Drainage Board.
<b>PUBLICITY</b>	Neighbouring properties have been notified and a site notice posted. No representations have been received.

## ASSESSMENT

This proposal is to retain an existing stable block and erect a tack/veterinary room with WC and associated drainage. There is another existing stable block on the site. All buildings (existing and proposed) will be constructed from timber. The applicant breeds horses on the site. At the time of the site inspection 6 horses were on the site. The applicant claims he can have up to 30 horses on the site.

**The main issues associated with this case are whether the buildings are acceptable in this location in planning policy terms, and if so, whether the impact the buildings have on the amenity of neighbours and the amenity of the countryside and historic landscape is also acceptable.**

The site is located outside the development boundary of Haxey, within the open countryside. The site is currently used for the grazing and breeding of horses. Policy RD2 (iv) of the North Lincolnshire Local Plan permits development which is essential for the provision of outdoor sport, countryside recreation, or local community facilities.

The applicant has satisfactorily demonstrated a need for another stable block and tack/veterinary room on the site. The applicant can have over 30 horses on the site. A letter from the applicant's vet confirms that he has performed over 100 scans on the horses on the site this year. A veterinary room will provide shelter for the vet and horses whilst they are being treated. It is therefore considered that there is justification for the buildings on this site. The proposal accords with policy RD2 and is therefore acceptable in broad planning policy terms.

The stables and proposed veterinary/ tack room will not have a detrimental impact on residential amenity. The buildings are screened from the nearest residential property by tall trees and hedges. The buildings will be partially visible from this residential property but no loss of amenity will be caused. The proposal accords with policy DS1 of the North Lincolnshire Local Plan.

The buildings, both existing and proposed, will be constructed from timber. The buildings are single-storey and are a traditional stable block design. The buildings, in terms of siting and design, will not be out of character with this countryside location and the rural landscape. The proposal accords with policies DS1 and LC14 of the North Lincolnshire Local Plan.

Concerns from the parish council are noted. The council's Environmental Protection team requested a condition be imposed requiring details of the collection, disposal and storage of manure and foul bedding to be submitted to and approved by the local planning authority. This is because this type of development can result in odour and flies. The Internal Drainage Board have recommended that if surface water is to be disposed off via a soakaway details of the suitability of the soakaway will be required. This matter can also be dealt with by virtue of a planning condition.

**RECOMMENDATION**

**Grant permission subject to the following conditions:**

1.

The tack/veterinary room with WC must 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.

Within two months of the date of this permission a scheme for the collection, storage and disposal of manure and foul bedding shall be submitted to and approved in writing by the local planning authority. Thereafter only the approved scheme shall be implemented on site at all times.

**Reason**

In the interests of residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

3.

Within two months of the date of this permission, details of a scheme for surface water disposal shall be submitted to and approved in writing by the local planning authority. Thereafter only the approved scheme shall be implemented on site at all times.

**Reason**

To prevent pollution of the water environment and to comply with policy DS13 of the North Lincolnshire Local Plan.

4.

No trade or business shall be carried out from the site without the prior permission in writing from the local planning authority.

Reason

In order to protect the amenity of the countryside and the amenity of neighbours in accordance with policy DS1 of the North Lincolnshire Local Plan.

5.

Within two months of the date of this permission details of the staining to the approved tack/veterinary room with WC shall be submitted to and approved in writing by the local planning authority. Thereafter only the approved scheme shall be implemented on site and retained as such at all times.

Reason

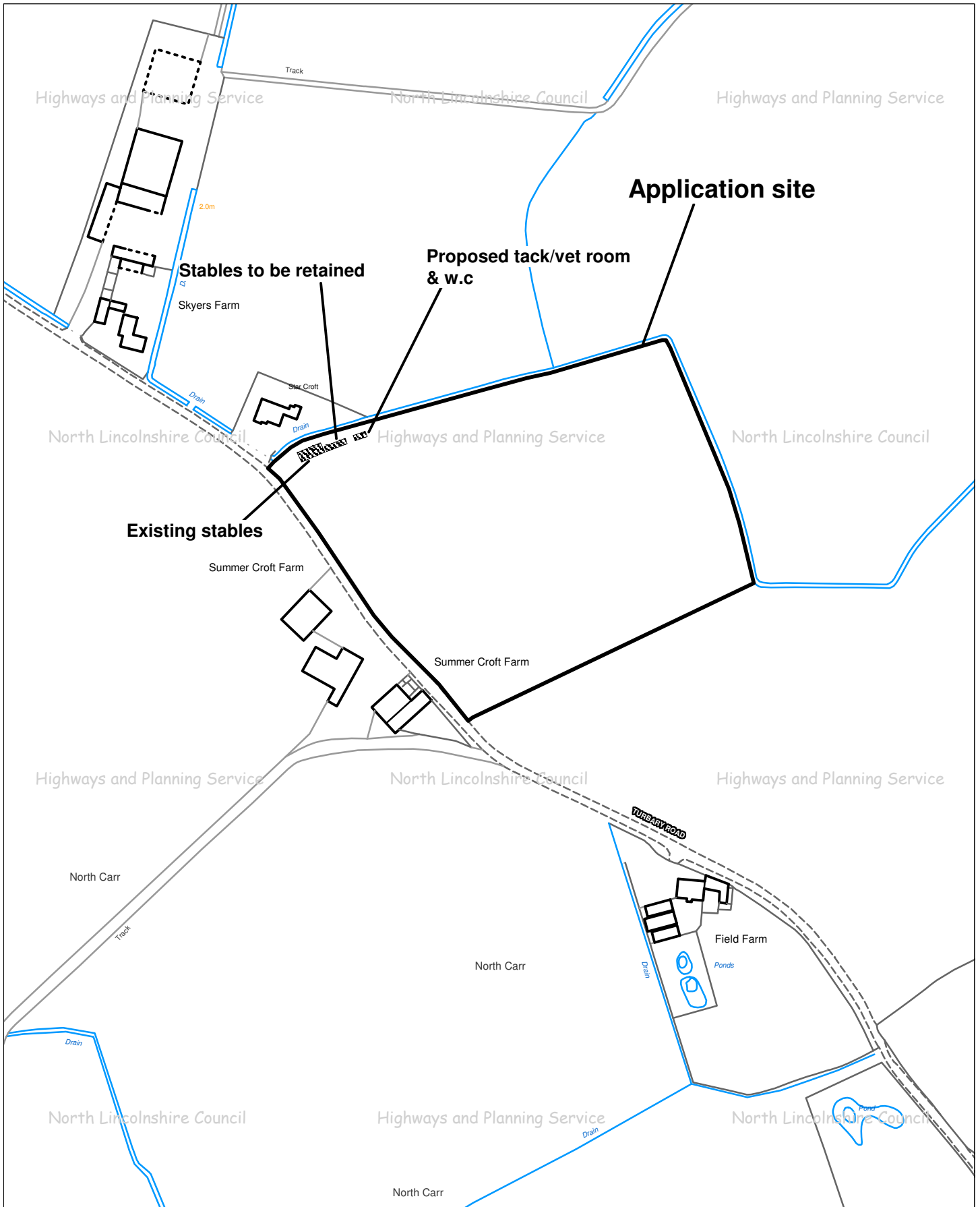
In the interests of visual amenity in accordance with policies LC14 and DS1 of the North Lincolnshire Local Plan.

6.

The stable block and tack room/veterinary room with WC shall be used for the stabling and treating of horses, and the storage of equipment related to the horses, and for no other uses or purposes without the prior approval in writing of the local planning authority.

Reason

The site is located within the open countryside and permission has only been granted for the buildings on site in connection with the equine use of the site.



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**Highways and Planning Service**

Service Director,  
G Popple

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