

APPLICATION NO	PA/2016/225
APPLICANT	Mr Simon Bower
DEVELOPMENT	Planning permission to erect a stable block
LOCATION	Land south of Three Gables, Ferry Road, Graizelound, Haxey, DN9 2LY
PARISH	Haxey
WARD	Axholme South
CASE OFFICER	Craig Fotheringham
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Haxey Parish Council

POLICIES

National Planning Policy Framework: Paragraph 56 states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

North Lincolnshire Local Plan:

Policy DS1 (General Requirements)

Policy RD2 (Development in the Open Countryside)

Policy LC14 (Area of Special Historic Landscape Interest)

North Lincolnshire Core Strategy:

Policy CS2 (Delivering More Sustainable Development).

Policy CS3 (Development Limits)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

Policy CS6 (Historic Environment)

Policy CS19 (Flood Risk)

CONSULTATIONS

Highways: Request a condition be attached limiting the proposal to domestic use only, for the enjoyment of the owner and at no time to be used for commercial purposes.

Environmental Health (Commercial): Express concerns regarding the potential nuisance that odour from the storage of manure and foul bedding from horses may cause. They are also concerned that should the proposed development be used as part of a livery business, noise from the comings and goings of vehicles may have a negative impact on the residential amenity of the dwellings opposite the development site. To overcome their concerns they suggest conditions be attached regarding the submission of a scheme for the collection, storage and disposal of manure and foul bedding and restricting the proposed stable for private use only and for no trade, business or profession.

PARISH COUNCIL

Object on a number of grounds:

- not clear if a ménage is included and if it is it they have concerns as to its siting and the impact upon the open countryside
- the applicant is not a resident in the parish and is seeking to develop outside the new building line in the open countryside on high quality land, which raises questions as to the long-term intentions and sustainability of the site
- not clear from the application whether this is a business enterprise or solely for personal use
- access to the public highway is on a bend and the movement of vehicles, particularly horse boxes, may prove dangerous
- if being developed commercially, they would require further information relating to the amount of horses that will be on site and the land available to them
- does not form part of any other building units and does not have adequate off-road trails and bridleways, and is contrary to local plan policy R8
- if purely for personal use they do not think it appropriate to its location, as it is neither a diversification of an agricultural enterprise nor forms any rural business bringing into the area any employment or tourism.

PUBLICITY

Neighbouring properties have been notified and a site notice posted. Three responses have been received from the occupiers of Graiseholme, Ferry Road House and White House Farm raising the following concerns:

- proximity of the proposal to dwellings and its physical impact
- potential for vermin infestation
- noise at night from horses

- safety concerns for property/cars if horses were to escape
- site access located on a dangerous bend opposite driveway
- if used for a livery yard there would be constant traffic movement to and from the site
- object to a two-storey stable block.

ASSESSMENT

The site of this proposal is located adjacent to the development limit for Graizelound which was established in the recently adopted Housing and Employment Land Allocations Development Plan Document (DPD). In local planning terms it is sited within the open countryside and in an Area of Special Landscape Interest.

The site is currently used for the grazing of horses and has an existing stable block located towards the south-western corner of the land which is not a permanent structure and is reported to be periodically dragged on skids to different positions within the site. Access is achieved from the adjacent Ferry Road with the entrance way located on the outside of a sharp bend. Between the highway and the field gate there is a small trackway just large enough to park off-road a small horse box or two to three cars. Boundaries to the site comprise open wooden post-and-rail fencing with wire mesh.

To the immediate north is a detached bungalow (Three Gables) which has a mixed deciduous hedgerow/planting fronting the application site. Opposite the site, across Ferry Road, are further residential properties and to the west there is a hedgerow with numerous gaps and an arable field beyond.

The proposal is for a new permanent gable-ended single-storey stable block, measuring 20.9 metres long, 7 metres deep and 4.475 metres high. It is located approximately 17 metres away from Ferry Road and has an area of permeable hardstanding between the stable and the highway. The stable block includes four stables, a tack room and an equipment store with a canopy formed over the entrances, supported by timber posts. Materials are terracotta interlocking clay tiles and half round ridge tiles to the roof and blockwork with a cream coloured render to the main elevations aside from the wall adjacent to the stable doors which is to be painted blockwork. Doors are to be painted timber.

The stable block's ridgeline runs approximately south to north and is parallel with the western boundary which is 6 metres away. Additional planting is proposed to thicken the existing western boundary hedgerow. The stable block's northern gable wall is approximately 16 metres from the boundary with Three Gables and 26 metres to the bungalow itself.

As part of the proposal the existing moveable stable block would be removed from the site.

The applicant has confirmed that the proposal is solely for his use, does not include a livery yard or ménage and no commercial activities will be undertaken on the site. The new stable block is to house and prepare horses for amateur competitions, polo, bloodhound hunting and showing throughout the year for the applicant's own enjoyment.

The main issues to consider in the determination of this application are whether a permanent stable block is appropriate for the site in question and whether it would have an unacceptable impact upon the residential amenities of the neighbouring

dwellings, and whether the development would be harmful to the character and appearance of the area.

Principle

The most relevant policies in the determination of this application are policies RD2 of the North Lincolnshire Local Plan and CS3 of the adopted Core Strategy. Both policies allow development within the open countryside provided that the uses are essential to the functioning of the countryside and require a countryside location. The parish council has commented that they do not think it is appropriate to its location, as it is neither a diversification of an agricultural enterprise or forms any rural business bringing into the area any employment or tourism.

Generally, an equestrian-based use, by its very nature, in terms of grazing and amenity land involved, requires an open countryside location set outside any development limit. As the proposal does not form a commercial horse riding facility/establishment local plan policy R8 (Commercial Horse Riding Establishments) does not apply. In principle, an equestrian-based use in this location would be acceptable, dependent on its impact on the character and appearance of the locality, highways suitability and impact on the residential amenities of adjoining and nearby properties.

The applicant has stated that the day-to-day running of his existing stable on site contributes to the local economy by means of purchasing local foodstock and hay and the use of a farrier and two part-time grooms used to prepare the horses.

The application site falls within zone 2/3a (fluvial) of the 2011 North Lincolnshire Strategic Flood Risk Assessment. The Environment Agency has been consulted and has made no comments. Given the small-scale nature of the proposal it is unlikely to have a significant impact on localised flood risk or cause an increase in risk elsewhere and therefore it accords with Core Strategy policy CS19.

Visual impact

The stable block is relatively modest in scale and has been designed to reflect buildings and materials found within the locality and the wider village. It is noted that the use of a coloured render finish and clay pantiles is a reasonably common material combination within the locality and the wider Isle of Axholme. In terms of scale, the proposal is in keeping with other similar stable blocks across the wider area and is not considered to be overly excessive in terms of the number of stables proposed and the requirement for a tack and equipment room.

The site is located within the Isle of Axholme's Area of Special Historic Landscape Interest but does not comprise an area where the medieval field pattern is readily apparent. It is likely that recent farming operations and the expansion of the nearby village over the years has significantly altered the local landscape and it is considered that the proposal, being low-key in nature and scale, will not have a significantly adverse impact on the intrinsic value of the wider landscape.

With regard to the stable block's visual impact, it is considered that its design reflects local vernacular and it will not be harmful to the character or appearance of the area.

Amenity

Concerns have been expressed by both local residents and the parish council regarding the location of the access on the outside of a dangerous bend and the potential traffic generation implications of the proposal. The council's Highways section have not made any specific comments regarding the access arrangements but would have concerns if the proposal was for a commercial stable that would generate substantially more traffic movements than one for the applicant's own domestic use. These comments have been echoed by Environmental Health (Commercial) with concerns that if the proposed development was to be used as part of a livery business, noise from the comings and goings of vehicles may have a negative impact on the residential amenity of the dwellings opposite the development site.

Consequently, Highways and Environmental Health have recommended a condition limiting the proposal to domestic use only and the enjoyment of the owner, and at no time to be used for commercial purposes. The applicant does not object to this and to ensure that traffic generation remains at a non-commercial level it would be reasonable to attach such a condition.

The issue of vermin infestation has been raised as a concern by a neighbouring property and, although not specifically commented on by Environmental Health, they have expressed concerns regarding the potential nuisance that odour from the storage of manure and foul bedding from horses may cause. To overcome their concerns they have suggested a condition be attached regarding the submission of a scheme for the collection, storage and disposal of manure and foul bedding. Such a condition should also ensure that, with an appropriately managed site, the risk of vermin infestation should be diminished. With regard to noise from the stabled horses at night, it is noted that the stable block's block and tile construction, and its relative sound-proofing qualities, should ensure that noise disturbance to adjacent properties is minimised.

The proposed stable block will not adversely impact on the amenity of neighbouring properties to the north, north-east and west due to the distances between the properties and existing screening afforded by boundary fencing and existing landscaping.

For the reasons outlined above, it is considered that the proposed development will not have any unacceptable impact on the residential amenity of neighbouring properties by virtue of impact of vermin, noise, highway safety or visual obtrusion.

Other matters

The parish council has expressed concerns that the proposal site comprises high quality land which raises questions as to the long-term intentions and sustainability of the site. The applicant has commented that the land quality is relatively poor with a shallow layer of soil over a considerable depth of sand. Notwithstanding the above, it is considered that as the stable block occupies a small proportion of the larger site, the proposal would only result in a small area of agricultural land being permanently lost and it would not prejudice the remaining grazing area being brought back into productive agricultural use if that need arose.

A neighbour has expressed concerns for property/cars if horses were to escape from the site. Although an understandable concern, it is an issue that this proposal does not consider

and should be adequately covered by the applicant's regular management and maintenance of boundaries/gateways to the site.

Conclusion

Overall it is considered that the proposed stable is an appropriate use in the open countryside and it will not have an unacceptable impact on the character or appearance of the area, the Area of Special Historic Landscape Interest or upon the residential amenity of neighbouring properties.

On this basis the development complies with policies RD2 and DS5 of the North Lincolnshire Local Plan and policies CS3 and CS5 of the Core Strategy and should be supported.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development 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.

The development hereby permitted shall be carried out in accordance with the following approved plans: PL-01, PL-04, PL-05, PL-06, PL-07 and PL-08.

Reason

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

3.

The proposed facility shall be solely for domestic use and the enjoyment of the owner of the site, at no time shall this facility be used for commercial purposes.

Reason

To prevent the uncontrolled introduction of a use which may potentially have an adverse impact on the character of the surrounding area and the residential amenity of neighbouring properties in accordance with policies RD2 and DS5 of the North Lincolnshire Local Plan and policies CS3 and CS5 of the North Lincolnshire Core Strategy.

4.

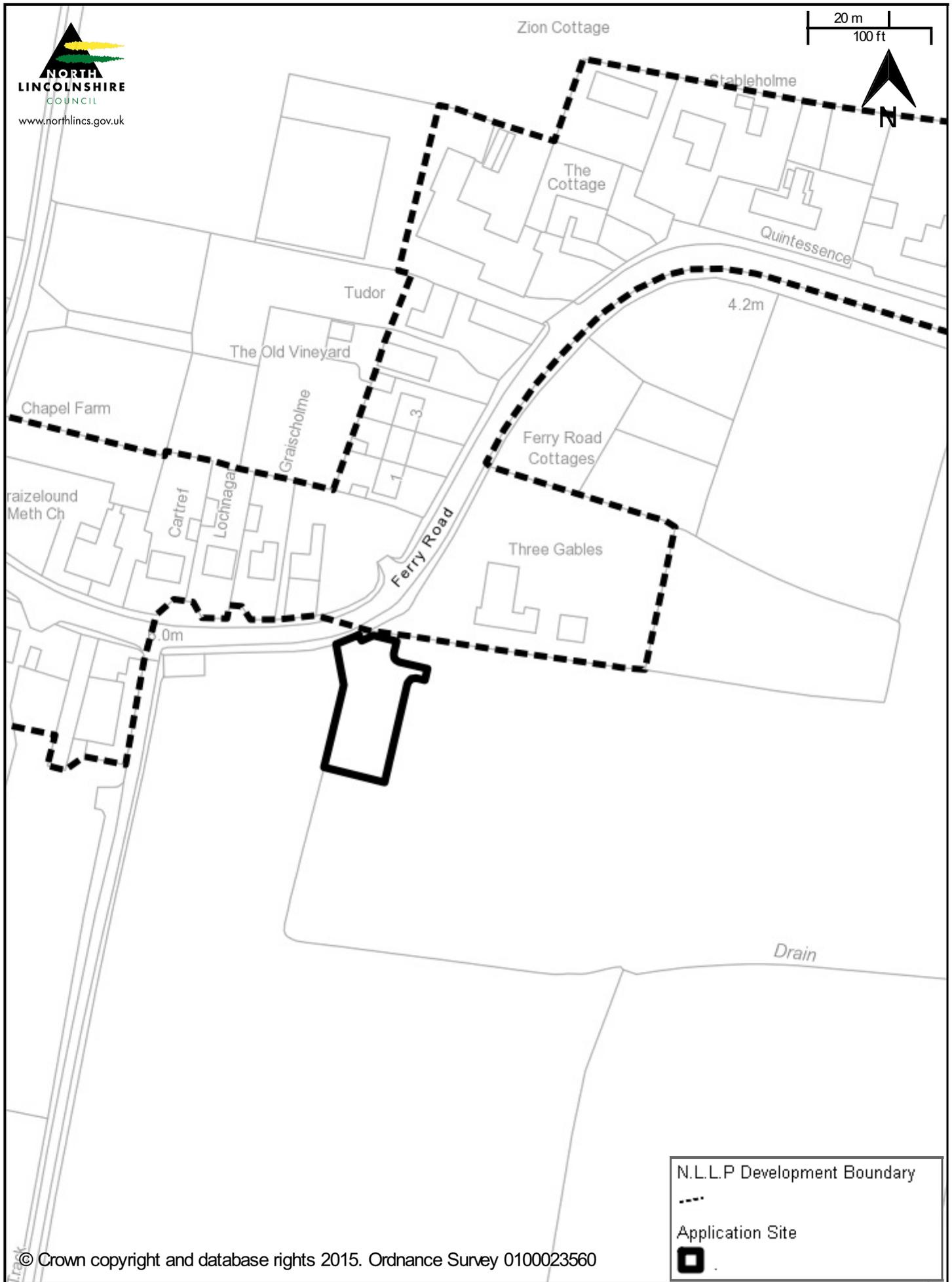
Prior to the commencement of the use hereby permitted, a scheme for the collection, storage and disposal of manure and foul bedding shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented on commencement of the use and retained thereafter.

Reason

In the interests of safety and amenity.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



N.L.L.P Development Boundary
Application Site

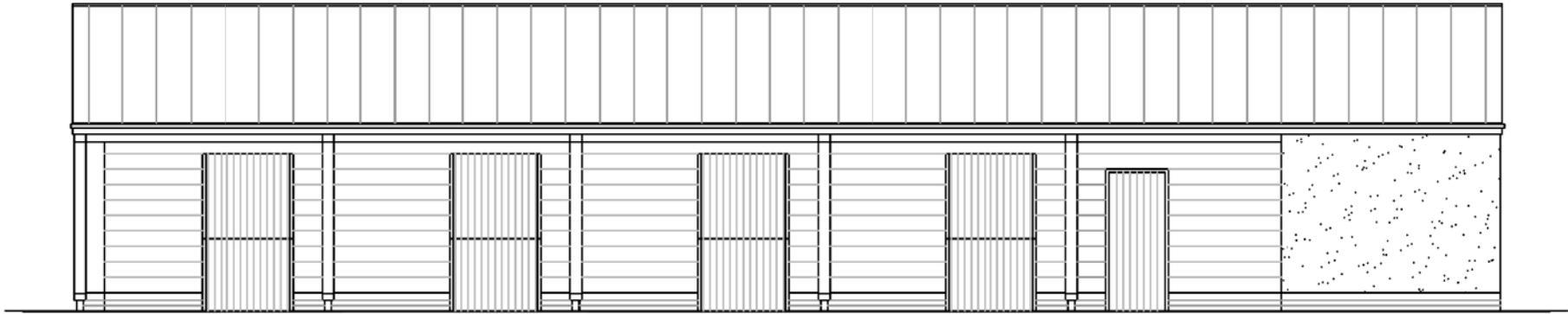
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Drawn by: S Barden

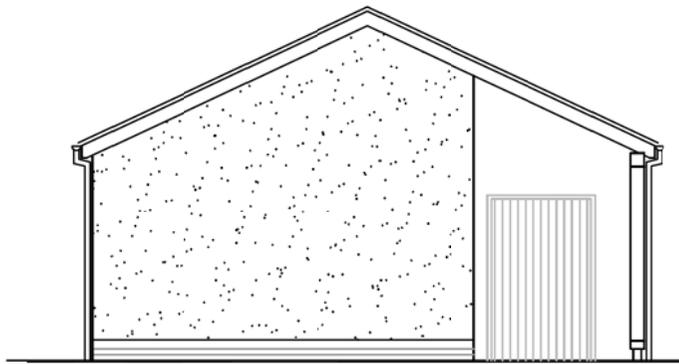
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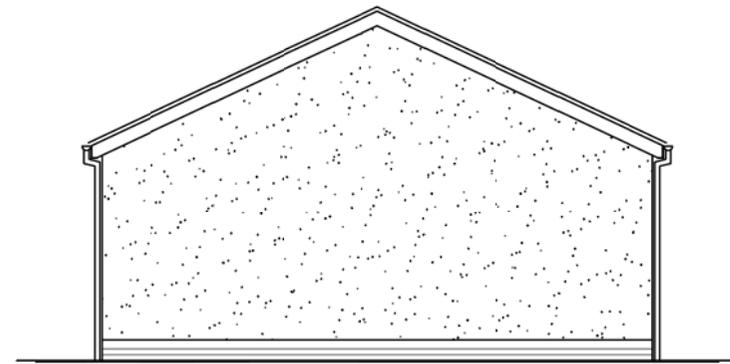


Proposed Front (West) Elevation

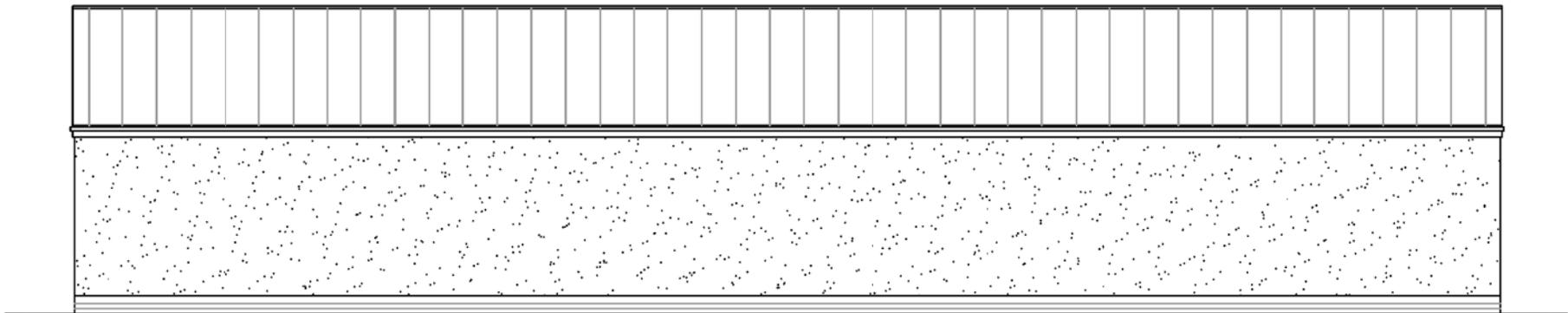
PA/2016/225 Proposed elevations NOT TO SCALE



Proposed Side (North) Elevation



Proposed Side (South) Elevation



Proposed Rear (East) Elevation

PA/2016/225 Proposed block plan NOT TO SCALE

Three Gables

Proposed Stable Blocks

Ferry Road

