

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 5 October 2006

Winchester City  
Council  
Planning Department  
Development Control

## Committee Decision

TEAM MANAGER  
SIGN OFF SHEET

<b>Case No:</b>	06/02321/FUL	<b>Valid Date</b>	13 July 2006
<b>W No:</b>	13551/04	<b>Recommendation Date</b>	19 September 2006
<b>Case Officer:</b>	Mr Simon Avery	<b>8 Week Date</b>	<b>7 September 2006</b>
		<b>Committee date</b>	<b>5 October 2006</b>
<b>Recommendation:</b>	<b>Application Permitted</b>	<b>Decision:</b>	<b>Committee Decision</b>

<b>Proposal:</b>	Variation of condition 3 of W13551/01 and 4 of W13551/02 (use only for benefit of applicant and not for any commercial purposes)
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<b>Site:</b>	Little Stocks Stables Stocks Lane Meonstoke Southampton Hampshire
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Open Space	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
<b>N</b>	<b>N</b>	<b>N</b>	<b>Y</b>	<b>N</b>	<b>N</b>	<b>N</b>

DELEGATED ITEM SIGN OFF		
<b>APPROVE</b> Subject to the condition(s) listed		
	<b>Signature</b>	<b>Date</b>
<b>CASE OFFICER</b>		
<b>TEAM MANAGER</b>		

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**AMENDED PLANS DATE:-**

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 5 October 2006

**Item No:** ITEM 08  
**Case No:** 06/02321/FUL / W13551/04  
**Proposal Description:** Variation of condition 3 of W13551/01 and 4 of W13551/02 (use only for benefit of applicant and not for any commercial purposes)  
**Address:** Little Stocks Stables Stocks Lane Meonstoke Southampton Hampshire  
**Parish/Ward:** Corhampton And Meonstoke  
**Applicants Name:** Mr Terry Jewer  
**Case Officer:** Mr Simon Avery  
**Date Valid:** 13 July 2006  
**Site Factors:**

**Recommendation:** Area of Outstanding Natural Beauty  
Application Permitted

### General Comments

This application is reported to Committee because of the number of objections received

### Site Description

This site is located on the south side of Stocks Lane in the open countryside to the east of Corhampton and Meonstoke. It is within the East Hampshire Area of Outstanding Natural Beauty. The site is on rising land from west to east and levels also fall away gently to the south. The site is 1.95 hectares in size and is divided in paddocks. Field boundaries are indigenous hedgerows and shrubs with occasional trees. A Public Right of Way runs along the southern boundary of the site. In the north west corner of the site is a vehicular access with a stable block adjacent to the western boundary at this point. To the east of the stables is a storage building in which seven carriages are stored. In between the two buildings is an area of hard standing. At the time of the officer's site visit a horsebox, horse lorry and caravan were also located on the site along with a couple of vehicles.

### Proposal

The proposal is to vary conditions attached to approvals to extend the stable block and construct the storage building. These conditions were as follows:

Condition 03 of W13551/01: *The extended stable block hereby permitted shall only be used for the stabling of the applicant's or applicant's family's own horses and at no times for livery or other commercial use without the prior consent, in writing, of the Local Planning Authority.*

Condition 04 of W13551/02: *The building hereby permitted shall only be used for the storage of hay and carriages in association with the use of the site for the stabling of the applicant's or applicant's family's own horses and at no times for commercial use without the prior consent in writing of the Local Planning Authority.*

Permission is sought to vary these conditions to allow the applicant to use the buildings in connection with his business (Kent Mount Carriages) which entails the hiring out of carriages, tack and horses for events such as weddings, christenings and proms.

### Relevant Planning History

W13551: Stable block - Permitted - 08/03/1994

W13551/01: Extension to existing stables - Permitted - 31/07/1997

W13551/02: Erection of hay and carriage store - Permitted - 31/01/2003

W13551/03: Erection of 1 no. three-bedroom equestrian worker's dwelling - Refused - 13/12/2005

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 5 October 2006

**Consultations**

Engineers: Highways:

There are no significant highway implications relating to this latest proposal and therefore no objection

HCC Rights of Way

No objection

**Representations:**

Corhampton & Meonstoke Parish Council

The applicant previously gave an assurance that there was no intention of running a commercial enterprise from the site. Following this an application for an equestrian worker's dwelling was submitted and refused. It is considered that this application is put forward with the intent of supporting a re-application for an equestrian worker's dwelling and that this would be a clear example of an attempt to abuse the planning system.

7 letters received objecting to the application for the following reasons:

- Impact on the conservation and natural environment of the AONB.
- Traffic generation and highway safety
- Overdevelopment
- Running of a commercial enterprise would adversely affect the conservation of the natural environment
- Concern about noise levels, lighting, burning of manure
- Proposal will not bring any benefit to the area in terms of local employment or enjoyment
- Paddock too small
- Applicant is applying for permission to run a business as an alternative way of getting permission to build a house
- Stables being are operated as a commercial activity in breach of condition

Reasons aside not material to planning and therefore not addressed in this report

- Local benefit arising from the proposal is not a planning consideration

10 letters of support received:

- The stables are not visually intrusive
- The business supplies a unique and specialist service to the local community
- The horse and carriages are an asset to the village and there has been no detrimental affect upon the area or upon amenity

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

UB3, T5, R3, C1, C2, E7

Winchester District Local Plan Revised 2006:

DP3, CE6, CE17, CE28, RT11, T2

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 7 Sustainable Development in Rural Areas

Supplementary Planning Guidance

Equestrian Development

**Planning Considerations**

Principle of Development

Impact on the character of the area

Highways

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 5 October 2006

Principle of development

This proposal is to allow a limited commercial operation on a site where permissions have been granted for private equestrian use. Policy RT11 of the WDLPR 2006 allows the development of stables in the countryside and does not preclude a commercial use. Policy CE17 also allows the conversion of non-residential buildings in the countryside to employment-generating activities subject to certain criteria. In this case, as the proposal relates to existing buildings on a site accepted for equestrian use, the issues to be considered are the impact of the proposed use upon the character of the area (which is within the AONB), the impact upon nearby properties or uses and upon highway safety.

Impact on character of area

There are no new buildings proposed with this application and the commercial operation is relatively low key in that the site is primarily used for storage with some repair of the carriages. Conditions have been added to prevent outside storage and to prevent the carriages being viewed at this site by customers. There are horse boxes and vehicles on the site but these are not restricted under the previous applications. Therefore it is considered that the commercial activity that would be allowed by varying these conditions would have little impact upon the appearance and character of the area or upon the Public Footpath to the north of the site.

Impact upon nearby properties and uses.

The site is relatively isolated, Meonvale Farm, the closest buildings, being 60 metres to the north. The site is bounded by Stocks Lane along its northern edge and fields in each other direction. The commercial activity would be unlikely to have a material impact upon surrounding land uses.

Highways/Parking

The highway officer has raised no objection to this proposal and considers that there would be no highway implications from the transportation and movement of carriages and horses.

Other Matters

It is not considered that there would be excessive noise levels emanating from the site due to the storage and occasional repair of carriages. Matters such as lighting and the burning of manure are controlled by condition. The scale of the operation is not considered to be too large for this site and the existing buildings. If an application for an equestrian worker's dwelling is submitted then this will have to be assessed on its own merits. The fact that the stables may have been operated as a commercial activity in breach of condition cannot prejudice the consideration of this application.

Conclusion

Therefore it is considered that this proposal is not contrary to policy and that there would be no material harm from this low key commercial use.

**Recommendation**

Application Permitted subject to the following condition(s):

**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 (1) of the Town and Country Planning Act 1990 (as amended).

2 The extended stable block approved by planning permission W13551/01 shall only be used for the stabling of the applicant's or applicant's family's horses for the personal leisure/recreational use

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 5 October 2006

and/or in connection with a horse carriage hire business and at no times for other commercial use without the prior consent in writing of the Local Planning Authority.

Reason: In the interests of highway safety and local amenity.

3 The building approved by planning permission W13551/02 shall only be used for the storage of hay and carriages in association with the use of the site for the stabling of the applicant's or applicant's family's own horses for the personal leisure/recreational use and/or in connection with a horse carriage hire business and at no times for other commercial use without the prior consent in writing of the Local Planning Authority.

Reason: In the interests of highway safety and local amenity.

4 No floodlighting whether free standing or affixed to an existing structure, shall be provided on the site at any time.

Reason: In the interests of the amenities of the locality.

5 No burning of manure and/or bedding shall take place on the site.

Reason: In the interests of the amenities of the locality.

6 The carriages used in association with the applicant's horse carriage hire business shall only be stored and repaired on this site and shall at no time be made available on the site to be viewed by customers.

Reason: In the interests of highway safety and local amenity.

7 No carriages or equipment used in association with the horse carriage hire business shall be stored externally on the site.

Reason: In the interests of the character and appearance of the area.

**Informatives:**

This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB3, T5, R3, C1, C2, E7

Winchester District Local Plan Revised 2006: DP3, CE6, CE17, CE28, RT11, T2