

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 28 March 2002

Winchester City  
Council  
Planning Department  
Development Control

## Committee Decision

TEAM MANAGER  
SIGN OFF SHEET

<b>Case No:</b>	06/01454/FUL	<b>Valid Date</b>	8 May 2006
<b>W No:</b>	20061	<b>Recommendation Date</b>	5 March 2007
<b>Case Officer:</b>	Mr Michael Wright	<b>8 Week Date</b>	<b>3 July 2006</b>
		<b>Committee date</b>	<b>29 March 2002</b>
<b>Recommendation:</b>	<b>Application Permitted</b>	<b>Decision:</b>	<b>Committee Decision</b>

**Proposal:** Retrospective Erection of Stable Block

**Site:** Land Adjacent To Rossella, Park Lane Otterbourne Hampshire

Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
<b>Y</b>	<b>N</b>	<b>N</b>	<b>Y</b>	<b>N</b>		<b>N</b>

<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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**Item No:** Item 12  
**Case No:** 06/01454/FUL / W20061  
**Proposal Description:** Retrospective Erection of Stable Block  
**Address:** Land Adjacent To Rossella, Park Lane Otterbourne Hampshire  
**Parish/Ward:** Otterbourne  
**Applicants Name:** Mrs Kerry Tyrrell And Mary Brown  
**Case Officer:** Mr Michael Wright  
**Date Valid:** 8 May 2006  
**Site Factors:** None

**Recommendation:** Application Permitted

### **General Comments**

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

### **Site Description**

The application site lies at the end of the portion of Park Lane accessible by car in Otterbourne. The lane continues as a footpath adjacent to the northern boundary of the property. The site is limited to the area of the stables as indicated in red on the plan. The remainder of the site outlined in blue occupies an area of approximately 3.0 ha and falls away to the east. The rear gardens of properties fronting Pitmore Road form the eastern boundary. A row of mature trees are located on the northern boundary of the site and forms an effective screen to the north.

### **Proposal**

Full planning permission is sought for the retrospective erection of a stable block. The applicant suggests that a stable did exist on the site and the new stable block has been erected on the same foundations. Despite this suggestion no evidence has been provided which shows this to be the case. The horses are owned by the applicant for their own private use and there would be no commercial riding, breeding or training of horses permitted if this application is granted.

The stable block is located near the entrance to the site and 7.0m from the nearest residential property boundary. It is a rectangular building consisting of 5 loose boxes. The dimensions of the building are 15.2m by 3.66m and 3.025m in height. Materials are timber framing and redwood shiplap cladding for the exterior with onduline roofing plus 5 clear roof sheets.

The land has been subdivided into a number of paddocks containing horse jumping equipment.

### **Relevant Planning History**

None

### **Consultations**

#### Landscape

No objection subject to condition that the timber of the stable block be dark stained. (Condition no 03)

#### Environmental Health

No objection subject to floodlighting and storage of manure conditions. (Condition nos 01 and 02)

#### Highways

No objection. Acceptable on site parking and turning facilities.

#### Enforcement

No objection.

#### Eastleigh Borough Council

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No objection. Support the siting of the proposed stables adjacent to the access gate and boundary.

Hampshire County Council

The proposal may affect Otterbourne FP12 and Eastleigh FP59 Public Rights of Way due to their proximity to the development. No objection to the proposal on the understanding that boundary features are to be maintained, no surface alterations to the PROW and no on site development to have an adverse effect on the PROW which must remain available for public use at all times. A demand for improvement in bridleway amenity has been recognised in the draft Countryside Access Plan for the area and every equestrian facility increases the pressure on the existing PROW network. Cumulative impact needs to be taken into account in the case of further equestrian developments in the area.

**Representations:**

Otterbourne Parish Council – No response.

Six letters of representation have been received from neighbours objecting as follows:

- Stable block is obtrusive and harmful to visual amenity.
- On site parking of cars and equestrian vehicles.
- Smell from on site manure pile.
- No stables have ever been located on site.
- Adverse impact of equestrian activities on character and appearance of the site.
- Commercial equestrian activities
- Traffic on local roads

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

C1, C2, R3, T1 & T2.

Winchester District Local Plan Review

RT11, CE5, CE28 & T1.

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS7 Sustainable Development in Rural areas

**Planning Considerations**

Principle of development

The principle of provision of stables and use of land for the keeping of horses in the countryside is acceptable and in accordance with development plan policies providing; new buildings do not harm the landscape appearance of the area, are well related to existing or proposed bridleways and are not likely to cause or exacerbate conflicts between equestrians, vehicles or pedestrians; do not have a detrimental effect on nearby properties or land uses or have an adverse impact on the appearance of the landscape by the use of inappropriate construction materials, boundary treatment, floodlighting and other infrastructure.

The proposal is considered to be in accordance with the principles of the relevant development plan policies.

Impact on character of area

The stable block is located near the entrance to the site and 15.0m from the nearest residential property to the west and close to the northern boundary. A row of mature trees are located on the northern boundary of the site which forms an effective screen to the north.

The stable block is a rectangular building consisting of 5 loose boxes. The dimensions of the building are 15.2m by 3.66m and 3.025m in height. Materials are timber framing and redwood shiplap cladding for the exterior with onduline roofing plus 5 clear roof sheets for natural interior

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lighting. Landscape have raised no objections in terms of the development's visual impact and have requested that the stable block be dark stained and this requirement is the subject of condition 3.

It is considered that the location, design, shallow roof pitch and use of materials of the stable block results in a form of development which conserves the character of the area in general.

Affect upon Public Rights of Way

The application site does not enjoy direct access to a bridleway. However a demand for improvement in bridleway amenity has been recognised in the draft Countryside Access Plan for the area. The Rights of Way officer of the HCC does not object to the proposal on the understanding that boundary features are to be maintained, no surface alterations are made to the PRow and no on site development to have an adverse effect on the PRow which must remain available for public use at all times. It is not considered that the proposal would have an adverse impact or cause an obstruction to the surface of the PRow on the northern boundary of the site.

Residential amenities

The adjacent residential property, Rossella, is potentially the most affected by the development. It is not considered that the stable block's siting, some 15.0m from the house, or design of the proposal, would have an adverse impact on this property in terms of overbearing impact or loss of outlook. It is considered acceptable from a neighbouring amenity point of view. The disposal of manure would be controlled under Condition 01 thus reducing the potential for odour problems. It is intended that the stables will be used to accommodate the applicants own horses and will not be used for any commercial riding, breeding or training purposes. This will reduce the need for horse transport vehicles and horse boxes.

Highways

The Highways Officer has raised no objections. Sufficient space exists for on site parking and turning facilities.

Comments on representations

Development plan policies allow for the use of land in the countryside for stables and the keeping of horses for recreational purposes. It is considered that the matters raised in objection have been dealt with adequately in the report and are not sufficiently robust to impede the granting of approval. Specific conditions deal with the issues concerning the parking of equestrian vehicles, manure and adverse impact of equestrian activities.

**Recommendation**

**APPROVE - subject to the following condition(s):**

**Conditions**

1 Within 30 days of the date of approval by the Local Authority details of the facilities for the storage of horse manure and its means of disposal from the site shall be submitted in writing to the Local Planning Authority. The facilities agreed shall be provided within 60 days of the date of this permission or other such date as agreed by the Local Planning Authority and thereafter shall be maintained and operated in accordance with the approved details.

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

2 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.

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3 A dark stain to the timber of the stable block hereby permitted shall be applied to the building within 2 months of the date of this permission the details of which shall first be agreed in writing by the Local Planning Authority.

Reason: To safeguard the visual amenities of the area.

4 The land associated with the stables hereby permitted as outlined in blue on the plan submitted shall not be used for the storage or siting of horse transport vehicles, horse boxes and shelters, caravans, mobile stables or any other structures, vehicles or chattels unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities 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: C1, C2, R3, T1 & T2.

Winchester District Local Plan Review: RT11, CE5, CE28 & T1.

The applicant is advised that the preferred method of disposal is the frequent removal of manure from the site. The burning of manure or large scale storage on site will not be an acceptable method.

The applicant is advised that the permission only relates to the erection of stables and does not purport to grant change of use to adjoining land for equestrian purposes which will require a separate planning application.

The permission hereby granted only authorises the use of the stables for private purposes and a further grant of permission would be required for any commercial riding, breeding or training purposes.

The applicant is advised that no works would be permitted by this permission that would result in an obstruction to the surface of the adjacent Public Right of Way which must remain available for public use at all times.