

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 13 November 2008

Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Committee Decision

Case No:	08/02008/FUL	Valid Date	22 August 2008
W No:	05735/22	Recommendation Date	22 October 2008
Case Officer:	Andrea Swain	8 Week Date	17 October 2008
		Committee date	13 November 2008
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal: Erection of stable block(RESUBMISSION)

Site: Greenhill Farm Baybridge Lane Owslebury Winchester Hampshire

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

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

AMENDED PLANS DATE:-

Item No: 5
Case No: 08/02008/FUL / W05735/22
Proposal Description: Erection of stable block (Resubmission)
Address: Greenhill Farm Baybridge Lane Owslebury Winchester
Hampshire
Parish/Ward: Owslebury
Applicants Name: Dr And Mrs J Muir
Case Officer: Andrea Swain
Date Valid: 22 August 2008
Site Factors: Site outside of East Hampshire Area of Outstanding Natural
Beauty but field boundary abuts the AONB boundary. Within
proposed National Park boundary.

Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the number of objections received. This application is a resubmission following the refusal of planning applications refs: 07/02433/FUL in December 2007 and 08/01270/FUL in July 2008. The changes to the revised scheme are as follows:

- Reduction in floor area from the original proposal (07/02533/FUL) from 238 sq. metres to 138 sq. metres.
- Removal of 'cupola' feature.
- Change in materials from brick to timber boarding with natural slate roof.
- Addition of new hedgerow planting to east and south.

Site Description

Greenhill Farm is located on the south west side of Baybridge Lane, 1.5 kilometres to the south east of Owslebury. The site of the proposed stable block is on the other side of Baybridge Lane. It lies just outside of the East Hampshire Area of Outstanding Natural Beauty, the boundary of which runs along the eastern boundary of the site, but within the proposed National Park. It is approached from the north or south along Baybridge Lane which is an unclassified public highway. The lane is metalled, although mostly tree and/or hedge lined, sometimes sunken below roadside earth banks and often only single track in width with passing bays. The site covers some 0.16 hectares and forms part of a larger total parcel of 7.2 hectares which is all in use for equestrian paddocks with the benefit of planning permission (ref: 00/01371/FUL). Land levels on the site are relatively flat, but fall gently to the east then more steeply towards the east boundary of the site towards the valley bottom. The west boundary of the site, along Baybridge Lane comprises mature trees and hedgerow, which also runs along part of the access track into the site and also along part of the north boundary. The remainder of the site and the paddocks are more open in views from the east.

Proposal

The proposed development consists of 3 stable blocks around a courtyard, linked

together by a covered roof and accommodating 5 stables, a tack room, a groom's shower/wc and covered open storage. The total covered floor area would be 138 sq. metres (the stable buildings occupying 108 sq. metres). The building would be located 5 metres from the western hedgerow boundary with Baybridge Lane. The stables would be constructed on a concrete slab with a low brick plinth. All elevations have facing clad in horizontal timber weatherboarding above a brick plinth. The roof would be natural slate. Timber columns would support the roof overhang. The building would be 2.9 metres to the eaves. The ridge is 4.3 metres above ground level. The footprint of each building is 4.65 metres wide by 7.75 metres long. Taken as a whole, the structure would be 21 metres long and 9.75 metres wide. Access to the site is from the existing field access from Baybridge Lane.

Relevant Planning History

96/03493/OLD / W07841/02 - Erection of 4 no stables, tack room, feed store, foaling stable and ménage, land opposite Greenhill Farm - Permitted - 23/05/1996.

Planning permission was granted for a stable with a floor space of approximately 150 sq.metres but was never implemented.

00/01371/FUL / W07841/03 - Change of use of land to paddocks for keeping horses and alterations to access track including new field gate, land adj to Greenhill Farm - Permitted - 08/11/2000.

In 2000 permission was granted for the change of use of the land for the keeping of horses.

07/02533/FUL / W05735/20 - Erection of stable block, Greenhill Farm - Refused - 30/11/2007.

In November 2007 planning permission was refused for a 238 sq. metre stable block due to the impact of the design (size, scale, mass, bulk and over elaborate appearance) on the character of the area.

08/01270/FUL / W05735/21 - Erection of stable block (Resubmission), Greenhill Farm - Refused - 22/07/2008.

In July 2008 a revised application for a smaller building of 138 sq. metres was refused on grounds of design, materials and location.

Consultations

Environmental Health: Conditional permission recommended.

Landscape: The proposals are considered acceptable from a landscape point of view. The number of proposed stables has been reduced and some of the architectural details which made the stables appear particularly eye catching within this open rural landscape have been removed and the overall footprint has also been reduced. Conditional permission recommended.

Others:

South Downs Joint Committee: Objects

Although the design is simplified, the building would still have a very formal appearance that might be appropriate if seen in the context of the main dwelling, but which is not considered appropriate for the site proposed.

Representations

Owslebury Parish Council - no comments received.

Neighbour Representation - 8 letters of objection received, for the following reasons:

- Out of character
- Impact on long views
- Impact on footpaths
- Elaborate design
- Buildings opposite could have been used
- Impact on landscape character of AONB
- Overdevelopment of site
- Development opposite encroaching to east of Baybridge Lane
- Visual intrusion from lighting
- No drainage details

Relevant Planning Policy

Hampshire County Structure Plan Review:

E7

Winchester District Local Plan Review

DP3, DP4, CE5, CE6 and RT11

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

The site is within open countryside and just outside the boundary of the East Hampshire Area of Outstanding Natural Beauty. There are views towards the site from within the AONB.

Policy RT11 allows for the erection of stables in the countryside, provided that, amongst other criteria, existing buildings are used where possible or that any new buildings do not harm the landscape appearance of the area; the site is well related to existing bridleways; the buildings do not have a detrimental affect on nearby properties or land uses nor an adverse effect on the appearance of the landscape by use of inappropriate construction materials, boundary treatments and other infrastructure.

Policy DP3 requires development (amongst other criteria) to make efficient and effective use of land or buildings; for the design, scale and layout of development to respond positively to the character, appearance and variety of the local environment; to keep parking provision to a minimum; and to have an acceptable impact on adjoining land uses or property.

Policy DP4 seeks to maintain or enhance the District's townscape and landscape through the protection of important public views, slopes, trees and hedgerows, open areas important to the townscape and areas of ecological importance.

Policy CE5 will not permit development which harms the key characteristics of the landscape character area concerned.

Policy CE6 will not permit development that would harm the natural beauty, amenity, tranquillity and distinctive character of the landscape of the AONB.

Planning Policy Statement 1, Delivering Sustainable Development, promotes good design and seeks to reject development which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area.

Planning Policy Statement 7, Sustainable Development in Rural Areas, promotes good quality, sustainable development that respects and, where possible, enhances local distinctiveness and the intrinsic qualities of the countryside.

The Supplementary Planning Guidance Note on Equestrian Development reflects the advice contained in RT11 and also provides detailed guidance for applicants of horse-related development on such matters as design, provision of facilities and management of the land.

The British Horse Society Guidelines for the Keeping of Horses: Stable Sizes, Pasture Acreages and Fencing sets out guidance to ensure that horses have adequate, appropriate living conditions, feed and exercise.

The field is 7.2 hectares in area which, according to the British Horse Society, is more than appropriate for the grazing of 5 horses. The proposed stables will measure 4.2 metres by 3.6 metres each, which is in accordance with the Society's guidelines.

The principle of stables on the site has been established in the granting of planning permission for 5 stables, a tack room and feed store measuring 150 square metres (planning application ref: 96/03493/OLD). As such, the principle of the erection of the stables on the land is acceptable, subject to the revised design, the impact on the character of the area, and in particular the landscape character of the East Hampshire Area of Outstanding Natural Beauty, the impact on neighbouring land uses, and the proximity to bridleways.

Design

The revised design, with the removal of the 'cupola' feature and the change of materials from brick to timber boarding has reduced the impact of the proposed stable building and ensured that it will integrate into the rural landscape. Accordingly, the proposal is considered to be in accordance with Policy DP3.

Impact on character of area

When viewed from the footpath to the east, it would not be possible to see the new stables as the view is restricted by the slope of the land. The change in the design and, more importantly, the addition of a new indigenous hedgerow to the east and south, will screen the building in longer views from the AONB to the east and enhance the landscape character of this part of Owslebury in accordance with Policies DP3, DP4, CE5 and CE6.

Impact on neighbours

There are no neighbouring properties in close proximity that would be affected by the proposal.

Proximity to Bridleways

There is a good network of bridleways in the immediate vicinity with access directly from Baybridge Lane just to the south of the site. Accordingly, the proposal is in accordance with Policy RT11.

Comments on representations

The following comments have not been dealt with in the sections above:

- Buildings opposite could have been used
- Overdevelopment of site

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- Development opposite encroaching to east of Baybridge Lane
- Visual intrusion from lighting
- No drainage details

The principle of stables on this site was established when permission was granted in 1996. Given that the grazing land is on this side of Baybridge Lane, it is considered appropriate for the stables to be in this location. Future development on this site would be considered on its merits. However, given the sensitive nature of the site and its prominence from the AONB to the east, further development would be restricted to ensure that development did not further encroach on this side of Baybridge Lane. The size of the stable building is commensurate to the area of grazing land and is not considered to be an overdevelopment of the site. Condition 7 is proposed to control future lighting. Condition 8 is proposed requesting drainage details for the groom's shower and wc.

Conclusions

The development is considered to be in accordance with national and local plan policy and is recommended for approval.

Recommendation

Application Permitted, subject to the following conditions

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
1. Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).
2. The 5 stables hereby permitted shall be for the private use of the applicant and shall not be used for any other purpose including DIY livery, riding school and commercial breeding.
2. Reason: To limit the intensity of the equestrian use in the interests of highway safety.
3. No horse jumps, fencing or field shelters, shall be erected on the site nor horse boxes and trailers stored on the site without the prior approval of the Local Planning Authority.
3. Reason: In the interests of the visual amenities of the area.
4. No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the stables hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
4. Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.
5. A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall include the retention of the existing hedgerow and trees on the north and west boundary and specify species, density, planting, size and layout for a scheme for the

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east and south boundary of the site. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If, within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

5. Reason: To improve the appearance of the site in the interests of visual amenity.

6. Details of the facilities for the storage of horse manure and its means of disposal from the site, shall be submitted to and approved in writing by the Local Planning Authority before the use of the stables is commenced. The facilities shall be provided and thereafter maintained in accordance with the approved details.

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

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

7. Reason: In the interests of the amenity of the locality.

8. Detailed proposals for the disposal of foul and surface water from the shower and toilet hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the occupation of the stables.

8. Reason: To ensure satisfactory provision of foul and surface water drainage.

Informatives

1. This permission is granted for the following reason:

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.

2. The Local Planning Authority has taken account of the following Development Plan policies and proposals:-

Hampshire County Structure Plan Review: E7

Winchester District Local Plan Review 2006: DP3, CE5, CE6, and RT11

3. 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 should contact the Environment Agency on 0800 807060 to discuss changes to the legislation covering the storage and disposal of horse manure.

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4. The applicant is advised that Conditions 4, 5 and 6 attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. The Local Planning Authority is unable to give priority to this work and therefore any details, plans or samples required by conditions should be submitted to the Council at least 6 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

The name of the planning officer who dealt with application

The application case number

Your contact details