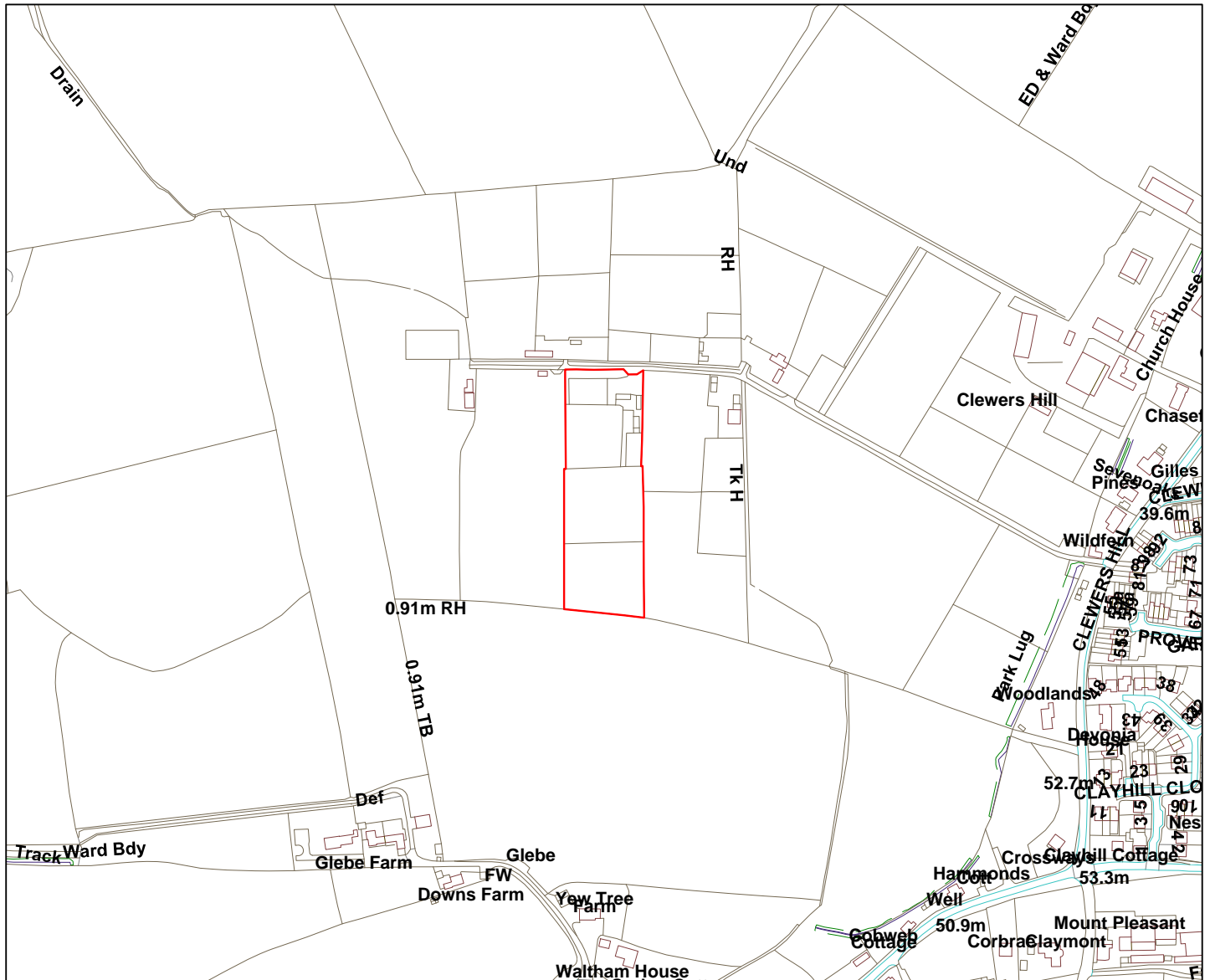


# Pennys Acres, Clewers Hill, Waltham Chase



**Winchester**  
City Council

09/00618/FUL



Legend	
<b>Scale:</b>	1:5000



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<b>Organisation</b>	Winchester City Council
<b>Department</b>	Development Services
<b>Comments</b>	
<b>Date</b>	03 June 2009
<b>SLA Number</b>	00018301

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Item No:** 7  
**Case No:** 09/00618/FUL / W14671/06  
**Proposal Description:** (Amended description) Non compliance with condition no. 2 of permission W14671/01 to allow use of land for commercial horse breeding enterprise (Resubmission)  
**Address:** Pennys Acres - Stable Block, Clewers Hill, Waltham Chase, Southampton, Hampshire  
**Parish/Ward:** Bishops Waltham  
**Applicants Name:** Mrs Sharon Foreman  
**Case Officer:** Mr James Jenkison  
**Date Valid:** 30 March 2009  
**Site Factors:**  
**Recommendation:** Application Permitted

### General Comments

This application is reported to Committee at the request of Bishops Waltham Parish Council, whose request is appended in full to this report, along with a letter from the applicant detailing the proposal.

### Site Description

The site comprises a rectangular plot of approximately 1.2 hectares of relatively level pasture land along a farm track which accesses onto Clewers Hill. The site mainly comprises paddock land, but also includes a cluster of 6 stables, a farm shed, hardstanding area and a mobile home at the front of the site.

The site is part of a group of similarly sized equestrian enterprises located at the end of the farm track and surrounded by open fields, enclosed by post and rail fences.

The junction of the track with Clewers Hill is discreet, with Clewers Hill being a rural/residential road located at the edge of Bishops Waltham and bordered by hedgerows and mature trees. The western side of Clewers Hill, backing onto the fields, consists primarily of large rural/residential properties, with the application site being approximately 350 metres distant from the rear boundary of Woodlands.

### Proposal

The proposal seeks relief from condition 2 (stables to be used for owners horses only) of the permitted stables development, ref: 99/00894/FUL (W14671/01) to allow the use of the land for a small commercial horse breeding establishment comprising two stallions and five breeding mares. The proposed business would allow visiting mares to be brought onto the site for a duration of 6 weeks, with a maximum of 8 visiting mares per season (April to October).

### Relevant Planning History

**91/01664/OLD** - Four stables in one block - Permitted - 07/11/1991.

**96/02432/FUL** - Block of 3 no. stables - Permitted - 21/10/1996.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**99/00894/FUL** - Block of 3 no stables - Permitted - 10/09/1999.

**04/02702/FUL** - Erection of 2 no. field shelters (retrospective) - Permitted -13/12/2004.

**07/02269/FUL** - Replacement barn for equestrian use - Permitted -19/11/2007.

**08/02787/FUL** - Removal of condition 2 of permission W14671/01 to allow use of stable for breeding/livery - Withdrawn - 03/03/2009.

## **Consultations**

### Highways Engineer:

The Highways Engineer notes that the applicant has set out their intended business use as the collecting of 2 mares by the applicant's own vehicle and the mares will remain on site for approximately 6 weeks until they are found to be in foal. As the breeding season is from April to October, the approximate no. of trips generated is likely to be between 16 and 20 trips. The Highways Engineer noted that, as the fall-back position would be that the applicant would need to transport her breeding stallions to and from the intended place of stud, which could involve 4 trips per day on many days, the application is therefore considered unlikely to result in a material increase of traffic, and could well reduce the total number of trips that might otherwise occur. A replacement condition is recommended (Condition 2).

## **Representations**

### Bishops Waltham Parish Council:

Objects to the application as having no overriding justification and which would be detrimental to highway safety.

## **Relevant Planning Policy:**

Winchester District Local Plan Review  
RT11, DP3

National Planning Policy Guidance/Statements:  
PPS 7 Sustainable Development in Rural Areas

## **Planning Considerations**

### Principle of development

Paragraph 32 of PPS7 notes that horse riding and other equestrian activities are popular forms of recreation in the countryside which can fit in well with farming activities and help to diversify rural economies, with horse training and breeding businesses playing an important economic role. PPS7 also notes that Local Planning Authorities should support equine enterprises that maintain environmental quality and countryside character and that policies should provide for the needs of training and breeding businesses and the re-use of farm buildings for small-scale horse enterprises. This is supported by Policy RT11 of the Adopted Winchester District Local Plan Review 2006, which promotes the use of existing buildings provided that:

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

- a.) the proposal would not harm the appearance or function of a Strategic or Local Gap;
- b.) the proposal is not likely to create conflict between equestrians, vehicles or pedestrians;
- c.) the proposal would not have an adverse impact on the appearance of the landscape; and
- d.) the proposal does not have a detrimental affect on nearby properties or land-uses.

a.) The proposal would not harm the appearance or function of a Strategic or Local Gap.

The site and its surroundings are not located within a Strategic or Local Gap and are not part of any other special designation (such as AONB's). The proposal does not involve any new buildings.

b.) Potential for conflict between equestrians, vehicles or pedestrians.

The farm track is not a through route and does not form part of a public footpath network, thus ensuring that the only traffic is related to the several small-scale equestrian enterprises here and the farmland beyond. The application site and surrounding countryside have been used for small scale horse keeping purposes since the early 1990's, with horse training and riding activity taking place in the fields and on manèges rather than occurring along a track. The proposal involves horse breeding rather than recreational use or DIY livery and it is not considered necessary for the proposed use to be well related to the bridleway network.

c.) The proposal would not have an adverse impact on the appearance of the landscape.

The proposal does not include any new buildings and the stable yard is enclosed by the existing buildings and a front boundary hedgerow and not visible from public viewpoints. The existing stable yard is part of a cluster of stable yards which has long been established here, forming an integral part of the landscape, and maintaining the cluster is considered to be more visually beneficial than dispersing buildings and activities.

d.) The proposal does not have a detrimental effect on nearby properties or land-uses.

The site is separated, by another equestrian enterprise and open fields, from the nearest residential property of Woodlands, approximately 350 metres away, and this distance is considered to be sufficient to ensure that the proposal will not have a materially harmful effect on that residential property. The surrounding land is already used in a similar manner to the proposal for the application site, comprising small scale equestrian establishments for either commercial or private use. The proposed horse breeding activity is unlikely to generate intensive traffic activity (16-20 additional trips between April and October) and it is not considered that the disturbance generated from such additional traffic would be materially harmful to nearby properties or land-uses.

Highways/Parking

The Highways Engineer has indicated that a small equestrian enterprise of this nature will not have a materially harmful effect on highway safety. The small scale of the proposal will ensure that it is not an activity causing intensive traffic, and it will generate much less than the trip levels that would be expected from other equestrian activities, such as DIY livery where horse owners visit a site daily.

Conclusion

The locality here has been used for a long time for discreet small scale horse breeding enterprises and personal equestrian establishments, and allowing a modest, private and

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DEVELOPMENT CONTROL COMMITTEE AGENDA

well established equestrian site to be used for commercial horse breeding purposes will be beneficial for the local rural economy, without having a materially harmful effect on neighbours or countryside amenities.

**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.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. The proposal shall be undertaken in accordance with the application details dated 25 March 2009 and the details of the letter stamped as received on 12 January 2008 (ref: W14671/05) and shall not exceed the stabling of 2 stallions and 5 overstayng mares, in addition to the applicant's 5 breeding mares, on the site.

Reason: To define this planning permission and to ensure that the Local Planning Authority can fully assess any cumulative impact that may arise from equestrian activities along Clewers Hill.

3. 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 within one month of the granting of this permission. The facilities shall be provided and thereafter maintained in accordance with the approved details.

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

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

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

5 The land associated with the use hereby permitted shall not be used for the keeping of horse transport vehicles, horse boxes, caravans, mobile stables or any other structures, vehicles or chattels (including horse jumps and other equestrian equipment and paraphernalia), unless agreed in writing by the Local Planning Authority.

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

**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

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

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:

Winchester District Local Plan Review 2006: DP3, RT11