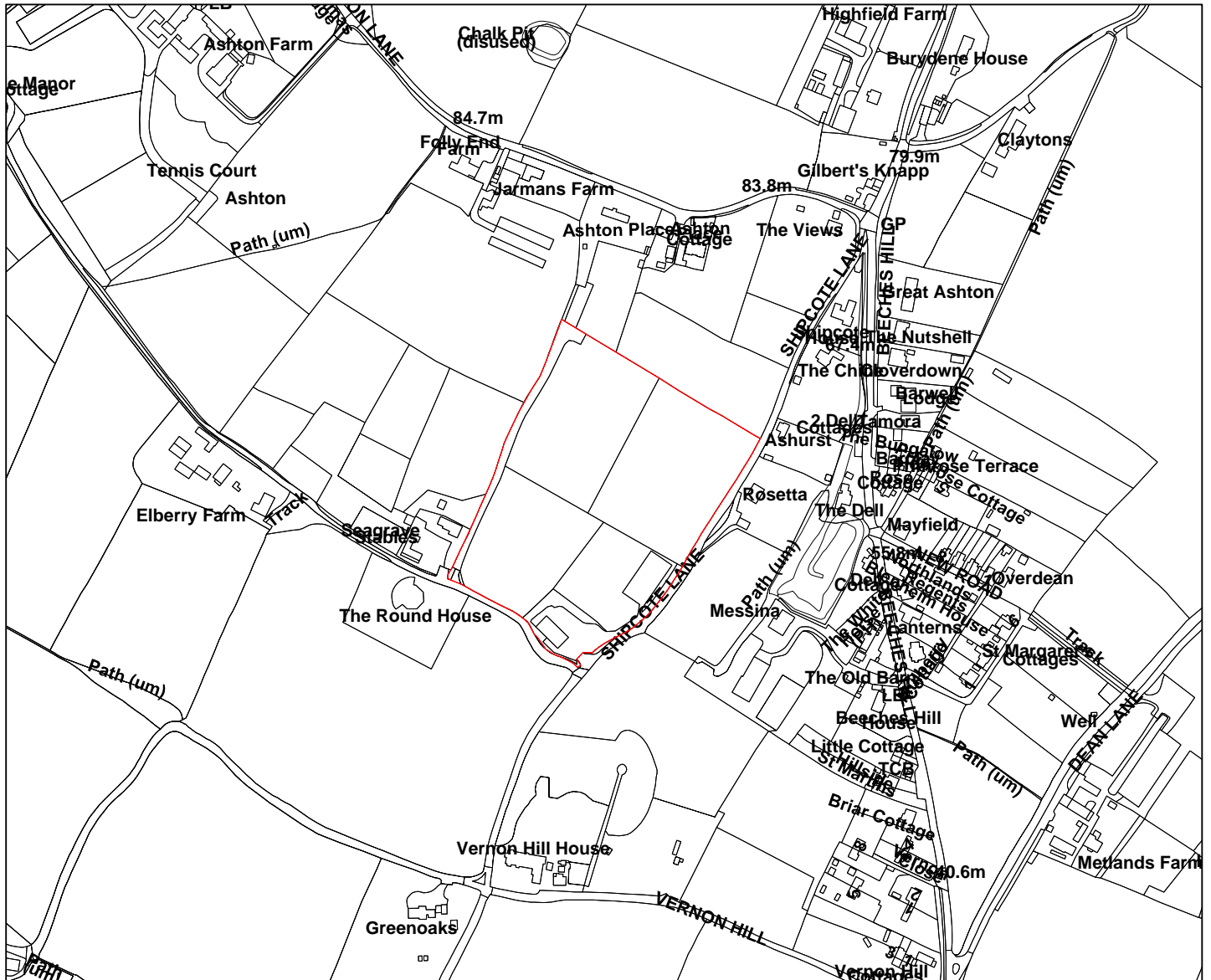


09/01228/FUL

Valley View Stud, Bishops Waltham



Legend

Scale: 1:5000



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	23 September 2009
SLA Number	00018301

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 2
Case No: 09/01228/FUL / W20148/03
Proposal Description: Variation of Conditions 5 and 6 of planning permission ref: 07/00022/FUL (Change of use of land and buildings to a mixed use of livery and commercial horse breeding and training purposes)
Address: Valley View Stud, Shipcote Lane, Bishops Waltham, Southampton, Hampshire
Parish/Ward: Bishops Waltham
Applicants Name: Mr Chris Dugmore
Case Officer: Mr Ian Cousins
Date Valid: 23 June 2009
Site Factors: Countryside
Within proposed boundary of South Downs National Park
Recommendation: Application Permitted

General Comments

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

Site Description

The site is a piece of land measuring approximately 3.6 hectares, situated in the countryside approximately half a mile to the north of the settlement boundary of Bishops Waltham.

The site comprises equestrian land, with an American barn containing nine loose boxes sited to the south of the site and a manege to the west of the site, with the remaining land being sectioned by post and rail fencing. It is enclosed by hedgerow and shrubbery to the eastern and northern boundaries, with the southern and western boundaries being enclosed by hedgerows, mature trees and shrubbery. The site is in an elevated position, with the land gently sloping away in a southerly direction.

Proposal

The proposal is to vary Conditions 5 and 6 of planning permission 07/00022/FUL, which restricted the use of the 9 stables and the number of horses kept on the land, in order to allow 4 of the stables to be used for breeding.

Condition 5 presently restricts the use of the 9 stables to full livery purposes only and Condition 6 presently restricts the number of horses that can be kept on the land to 9.

Relevant Planning History

07/00022/FUL - Erection of 9 stables, hay store and tack room and change of use of land to equestrian use - Permitted - 14/03/2007.

08/01448/FUL - Construction of manege (Part-retrospective) - Permitted - 29/10/2008.

Consultations

Engineers: Highways:

It is considered that the proposal would not result in a significant increase in vehicular

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traffic and, as such, a highway reason for refusal could not be sustained.

Environmental Health:

No comments to make regarding the application.

Hampshire County Council Community Officer:

No objection

Representations

Bishops Waltham Parish Council:

Objects to the application, as it is considered that the proposal would increase the intensity of the equestrian use to the detriment of highway safety and would therefore have a detrimental effect upon neighbouring properties.

8 letters received objecting to the application, for the following reasons:

- The increase in traffic will be detrimental to highway safety and neighbouring properties.
- The intensification of the use of the site will be detrimental to neighbouring properties.

No letters of support received.

Relevant Planning Policy

South East Plan 2009:

C2; C4

Winchester District Local Plan Review

DP3; RT11; CE28

National Planning Policy Guidance/Statements:

PPS 7 Sustainable Development in Rural Areas

Other Planning Guidance

Equestrian Development SPD

Planning Considerations

Principle of development

Impact on character of area

Highways

Principle of development

PPS7 seeks that Local Planning Authorities set out policies to provide for a range of suitably located recreational and leisure facilities and, where appropriate, for the needs of equestrian training and breeding businesses. This is supported by Policy RT11 of the Winchester District Local Plan Review and, therefore, the principle of allowing equestrian development of this nature in the countryside is considered acceptable, subject to safeguarding criteria.

Impact on character of area and neighbouring property

The loose boxes to be used for the proposed development currently exist on site and therefore the application does not propose any new buildings and it is considered that this element of the proposal satisfies criterion (i) of Policy RT11. The proposal does not

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propose the removal or introduction of any new landscape features and it is therefore considered that the physical character of the area, which is within the proposed boundary of the South Downs National Park, will remain unaffected.

The site already benefits from an authorised equestrian use, with the ability for training horses that are stabled on site, and it is considered that allowing a further four foals on site will not increase or alter the nature of equestrian activity such that it would further impact any neighbouring properties to a degree that would warrant the refusal of this application.

Highways

The applicant has submitted with the application a summary of average visits to and from the site over a monthly period. The current average totals 264 visits, which includes 234 visits by livery horse owners. This figure has been calculated by multiplying 26 visits per livery horse owner by the number of loose boxes on the site. It is proposed that the number of traffic movements, as a consequence of this development, would result in the average monthly traffic movement being reduced to a total of 160, as four of the stables would no longer be available for livery purposes. This would see the number of visits from livery horse owners being reduced to an average of 130 over a monthly period. In conclusion, it would appear that the proposal would not result in an increase of highway movements to and from the site and therefore no objection has been raised on these grounds.

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 use hereby permitted is for the mixed use of full livery and the commercial breeding and training of the applicant's horses only. The land shall not be used for any other purposes, including the training of other horses, DIY livery or a riding school.

Reason: To limit the intensity of the equestrian use in the interests of highway safety.

3. No more than 9 horses and 4 foals shall be kept on the land at Suetts Field, Shipcote Lane, Bishops Waltham, in association with the mixed use of the land as commercial breeding and livery stables, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To limit the intensity of the equestrian use in the interests of highway safety.

Informatives

1. This permission is granted for the following reason:

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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:

Winchester District Local Plan Review 2006: DP3; RT11; CE28
South East Plan 2009:

3. The applicant is advised that this permission varies only Conditions 5 and 6 of planning permission 07/00022/FUL and that all other conditions will continue to apply.