

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 20 December 2005

Item No: 14
Address: Land To The Rear Of Holmdene Hambledon Road Denmead
Hampshire

Parish/Ward Denmead

Proposal Description: Erection of stable block; comprising 4 no. stables, hay store and tack room with associated hardstanding; erection of tool shed and alterations to existing access to improve visibility splays (RESUBMISSION)

Applicants Name Mrs G R Smith

Case No: 05/02114/FUL

W No: W19219/03

Case Officer: Mr Simon Avery

Date Valid: 2 September 2005

Delegated or Committee: Committee Decision

Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

Site Description

- The site is just to the north the settlement boundary for Denmead
- The land is therefore within the countryside as defined by the development plan and is to the south of the boundary of the East Hampshire AONB, but within the boundaries of the proposed national park
- It is one of half-a-dozen paddocks which are accessed from the same point off of the B2150 Hambledon Road to the north east
- There are residential properties to the east and south and farmland to the west and north
- The character of the land is undulating pastureland enclosed by hedgerows and clumps of trees
- There are existing stables on 3 of the paddocks to the north
- A public footpath runs in a north-south direction to the west of the site boundary, which joins Uplands Lane to the south, from which there are views of the site

Relevant Planning History

- W15694 – Lexington Ridge, Hambledon Road, Denmead – Stable block and paddock – Granted 19 August 1999
- W17261 – Land rear of Long Acre, Hambledon Road, Denmead – 3 no. stables, hay store and tack room. Granted August 2001
- W17261/01 – Erection of 3 no. stables, hay store and tack room – Granted 17 April 2003
- W17261/02 – Stable block with hay store – Refused 03.12.2003
- W17261/03 – Erection of stables with hay store, tack room and equipment shed – Land rear of Long Acre – Refused 03.12.2003
- W17261/04 – Construction of exercise paddock – Land rear of Long Acre – Refused 03.12.2003
- W17261/05 - Erection of stables, feed room, hay store and sand/dry paddock - Land To The Rear Of Long Acre, Hambledon Road, Denmead – Granted 24 May 2004
- W19219 – Erection of stable block, comprising 4 No. stables, hay barn and tack/feed room - Land To The Rear Of Holmdene Hambledon Road Denmead - Refused – 16 November 2004
- W19219/01 – Construction of 4 No. stables with hay barn and tack room - Land To The Rear Of Holmdene Hambledon Road Denmead - Withdrawn – 5 May 2005
- W19219/02 - Erection of stable block, comprising 4 no. stables, hay store and tack room and erection of tool shed, hardstanding and alterations to existing access - Land To The Rear Of Holmdene Hambledon Road Denmead - Withdrawn – 2 August 2005

Proposal

- The proposal is for a stable block to contain 4 stables, a tack room and a hay store
- This will be constructed of timber and will be 18.3 metres wide, 7.4 metres deep and 3 metres tall with a pitched roof
- A small tool shed will be sited next to the stables, measuring 1.8 by 1.2 and 2.1 metres high
- An additional hedge will be added to the west of the stables

Consultations

Engineers:Drainage:

- No objection

Engineers:Highways:

- No objection subject to condition requiring the visibility splays to be kept clear

Landscape:

- This is the best site for the stables, being in a corner relatively less visible than other stables to the north
- The proposed stables are a large building and will be difficult to screen

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- There is concern about the number of additional stables that can be accommodated in this area
- There will be loss of hedgerow due to the trimming to improve the sightlines and this may necessitate replanting
- Details of new planting should be conditioned
- Proposed beech hedge should be mixed native hedge
- There should be no lighting/ménages

AONB – South Downs Joint Committee

- Objection: There is concern about the subdivision of land for equine use and the effect this has on the landscape

Environment Agency

- No objection, suggested informatives

Representations:

Denmead Parish Council

- No objection providing that appropriate visibility splays are provided and maintained at the junction of the access with the highway to alleviate danger and inconvenience to users of the adjoining highway

Letters of objection have been received from 19 Neighbours representing 15 households

- Access is dangerous/there will be an increase in vehicle movements
- Concern about disposal of waste/water contamination/smell/increase in flies/drainage problems
- Potential commercialisation of the site/amalgamation of 2 sites
- Visual intrusion from large stables and post and rail fencing
- Light pollution
- Overdevelopment of the area/intensification of use
- Affect on wildlife
- No bridleway links
- Loss of agricultural land

Letter of comment from neighbour who owns the land adjacent to the access

- Have no problem with the hedge being trimmed back to the centre in width as this is technically highway land, but have not given permission for the hedge on their land to be cut down in height

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- C1, C2, E6, E7, E8, T6, R3

Winchester District Local Plan

- C1, C2, C7, C24, RT8, T9, EN5, EN7

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, DP5, C6, C7, C27, RT10, T2

Supplementary Planning Guidance:

- Equestrian Development

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPS7 Sustainable Development in Rural Areas

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics

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- Residential amenities
- Highways
- Drainage/flooding
- Comments on representations

Principle of development

- The principle of developing stables in the countryside is acceptable subject to the criteria in policy RT8 of the Winchester District Local Plan and RT10 of the Local Plan Review

Impact on character of area

- The stables will be visible in views from the west and south
- However, it will be partially screened by additional planting and, being sited against a backdrop of hedging and trees, it will not be unacceptably intrusive and will be less visible than the existing stables to the north

Residential amenity

- The site is over 120 metres from the nearest dwelling
- It is not considered that a use for private stabling would have any materially different impact on residential amenity than an agricultural use
- Conditions have been added to control the disposal of manure and to prevent floodlighting

Highways

- The highway engineer has raised no objection to this scheme and a condition has been added to ensure that visibility splays are provided prior to the commencement of works and maintained thereafter

Drainage

- The informatives provide advice from the Environment Agency regarding discharging water and drainage in relation to manure heaps

Conclusion

- In conclusion your officers consider that the proposed stables are acceptable and should be approved

Recommendation

APPROVE – subject to the following conditions:

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 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 specify species, density, planting, size and layout. 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.

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

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03 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.

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

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

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

05 The land associated with the stables hereby permitted shall not be used for the keeping of horse transport vehicles, horse boxes, caravans or any other structures, vehicles or chattels.

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

06 No development shall take place until visibility splays of 2 metres by 90 metres have been provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times. No structure, erection or vegetation exceeding 1.05 metres in height above the level of the adjacent highway shall be permitted within the splays.

06 Reason: In the interests of highway safety.

Informatives

01. 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.

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

Hampshire County Structure Plan Review: C1, C2, E6, E7, E8, T6, R3

Winchester District Local Plan Proposals: C1, C2, C7, C24, RT8, T9, EN5, EN7

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, DP5, C6, C7, C27, RT10, T2

03. Under the terms of the Water Resources Act 1991 the prior written agreement is required for discharging dewatering water from any excavation or development to any controlled waters. The applicant is advised to contact the Hants and IOW Area office Environment Management Team Itchen to discuss which type of authorisation will be required.

Controlled waters include rivers, streams, underground waters, reservoirs, estuaries and coastal waters.

04. Any manure stack should be sited in accordance with the "Code of Good Agricultural Practice for the Prevention of Pollution of Waters" in order that no risk of polluting run-off enters either groundwater or a watercourse. Drainage from manure heaps shall be collected, stored and disposed of in accordance with The Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 1991, as amended 1997".