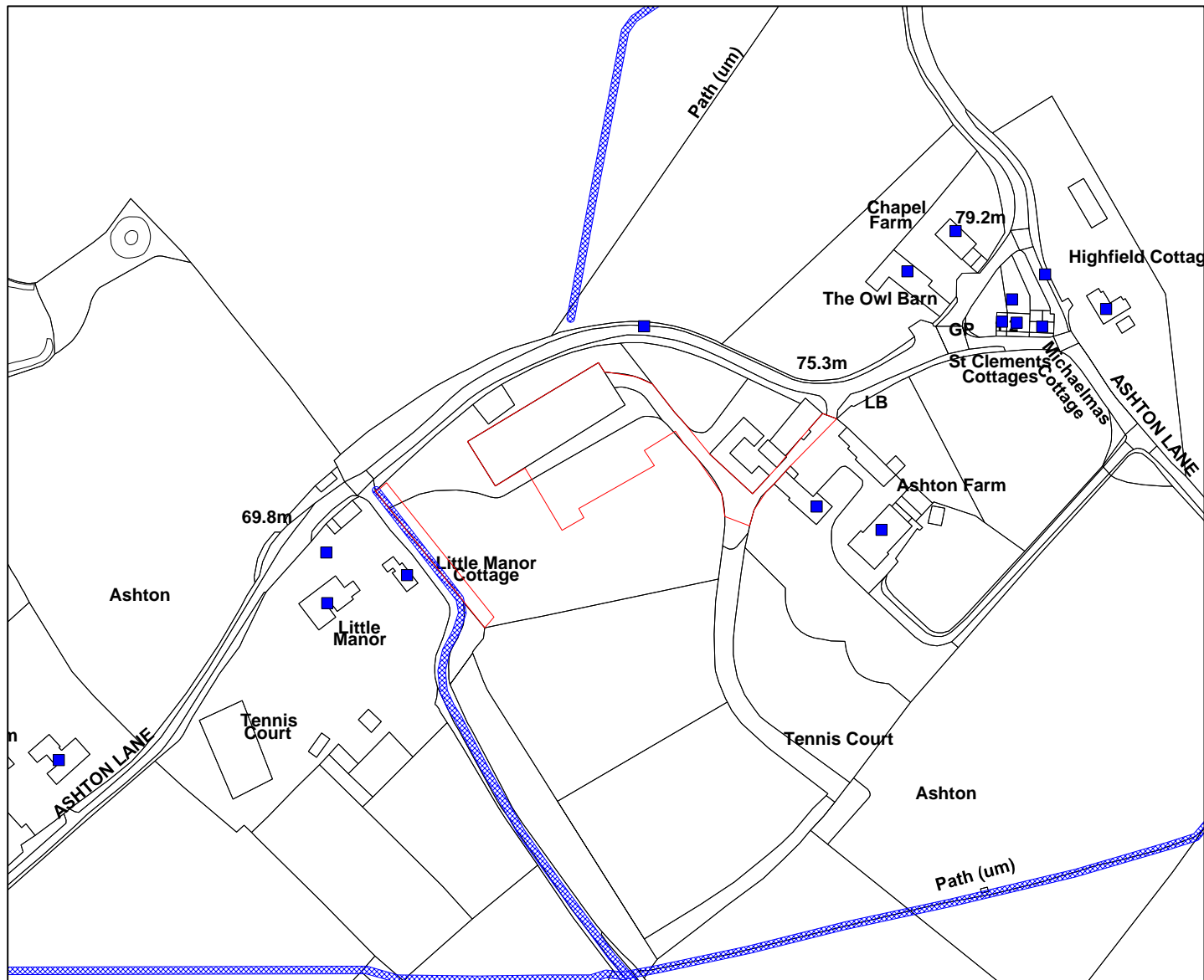


Ashton Farm, Ashton Lane, Bishops Waltham

11/00692/SFUL SDNP



Legend

Scale:



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	06 July 2011
SLA Number	00018301

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DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 1 - **SDNP**
Case No: 11/00692/SFUL / W11970/08
Proposal Description: Construction of a building over existing manege and formation of new manege
Address: Ashton Farm Ashton Lane Bishops Waltham Southampton Hampshire
Parish, or Ward if within Winchester City: Bishops Waltham
Applicants Name: Mr & Mrs Byers
Case Officer: Mr Rob Riding
Date Valid: 1 April 2011
Site Factors: South Downs National Park
Within 50m of a Right of Way
Recommendation: Application Permitted

General Comments

The application is situated in the South Downs National Park. The Council is acting on behalf of the South Downs National Park through an agency agreement in terms of dealing with this application.

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

Site Description

Ashton Farm is located within a countryside location in the South Downs National Park (SDNP) and access to the site is off Ashton Lane.

The area subject of this application is a smaller area of the Ashton Farm site and consists of an existing manege and part of a paddock. The wider site contains the main dwelling, a number of ancillary outbuildings and other equestrian related developments such as stable buildings and a horse walker. The application site is located at a lower level to the house although it is still set at a higher level to Ashton Lane. The boundaries of the site are largely defined by mature vegetation although some views can still be achieved into the site from the public realm.

The wider area is typically rural in character with a sporadic pattern of development consisting of mainly detached residential properties. The nearest property to the application site is the dwelling known as Little Manor Cottage approximately 45 metres to the west.

There are two footpaths nearby, one to the northern side of Ashton Lane (Bishop's Waltham Footpath No.25) and another to the south which runs in an east to west direction (Bishop's Waltham Footpath No.26). Closer to the application site is a restricted byway which runs along the western boundary of the site in a north-west to south-east direction and links Ashton Lane to Shipcote Lane (Bishop's Waltham Restricted Byway No.47).

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Proposal

This application seeks permission for the construction of a building over an existing manege and the formation of a new manege adjacent.

The existing manege is located on the east side of Ashton Lane and to the west of the main building group at Ashton Farm. The proposal would involve the erection of a building over the manege and would have a footprint measuring approximately 60m by 20m with an eaves height of 4.5m and a ridge height of 7.7m. The building would be steel framed with a profiled steel roof and walls consisting of part wood and part screen so the lower part of the walls would be solid timber and the upper part would be timber screening slightly open in appearance.

To replace the existing manege a replacement manege would be constructed alongside the proposed building to its southern elevation and would measure approximately 45m by 25m in size.

The building would be set back from Ashton Lane by just over 10 metres and there would be a degree of separation between the proposed development and the nearest neighbouring property Little Manor Cottage of approximately 45 metres.

The indoor arena and new manege would be used for private recreational purposes only by the applicant who resides at Ashton Farm and her children who compete at regional and national level in dressage and eventing (including jumping). It is stated in the documentation accompanying the application that dressage arenas are generally 20m wide and jumping arenas at least 25m (to fit in jumps) and it is difficult to train jumping and dressage in the same arena as dressage uses many diagonals that would be blocked by jumps.

This proposal is classed as a 'major' application and ordinarily the South Downs National Park Authority (SDNPA) would be responsible for the determination of the application. However, the SDNPA considers that this proposal is unlikely to have a significant effect on the purposes for which the SDNP has been established and accordingly it has been directed that the application can be determined by Winchester City Council.

The reason given for this direction is that whilst the proposal is for a building of more than 1,000 sq.m (major proposal) and associated manege the proposed building is to be agricultural in appearance, and located in an enclosed mosaic landscape character area. Any impacts are therefore more likely to be of local significance, rather than of strategic significance to the SDNPA.

Relevant Planning History

01/00810/FUL - Construction of equestrian all-weather horse exercise and training area. Refused 30th May 2001.

04/01076/FUL - Change of use of grazing land to construction of a 60 by 20 metre outdoor riding arena with surrounding surface retaining boards for private use. Refused 9th June 2004.

04/02370/FUL - Change of use of grazing land to construction of a 60 x 20 metre outdoor

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

manege with surfacing retaining boards, post and three rail fencing with comprehensive landscaping and planting. Permitted 4th November 2004.

Consultations

Engineers (Drainage):

No objection. Storm water from the roof of the arena must be disposed of in a sustainable way. It is suggested that some is harvested with surplus going to soakaway.

Engineers (Highways):

No objection. This is on the understanding that the manege would be for personal use only and not for commercial purposes.

Environmental Health:

No objection.

Landscape:

No objection. Whilst the proposed building would be visible from the public footpath as it approaches the lane from the north it is not considered that it would necessarily follow that there would be an unacceptable adverse impact on the National Park landscape.

The building would not be out of place in this agricultural landscape, views from the footpaths are not important public views and it would not be seen in isolation but as part of a group of buildings.

The area is more enclosed than other more exposed parts of the District and the building would be located in a local low point which will help to contain its wider visual impact avoiding harm to both the immediate and wider landscape setting.

HCC Countryside Service:

Object to additional planting that would obscure open views or glimpsing views through sparse vegetation. The proposed hedgerow would block these views and have an adverse effect on the enjoyment of path users. If any screening is required it should be around the building itself rather than restricting views from public paths.

If permission is minded to be granted and additional planting is required immediately alongside the Restricted Byway then similar species to those used previously should be planted.

Representations

Bishops Waltham Parish Council:

Object to proposal on the grounds that the building in terms of its design, scale and layout would harm the character of the SDNP and the amenities of neighbouring properties.

However if permission is minded to be granted conditions are requested restricting use to personal use only, no outside floodlighting and restriction on hours of uses to protect the amenities of neighbouring properties.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

1 letter received commenting on the application for the following reasons:

- The erection of a barn on the current manege site will have a significant intrusive impact on the immediate neighbours.
- If such a building is required it should be built further into the site away from Ashton Lane and neighbouring properties.

Relevant Planning Policy

South East Plan 2009:
C2 (The South Downs)

Winchester District Local Plan Review
DP.3 (General design criteria), CE.5 (Landscape character), RT.11 (Equestrian development)

National Planning Policy Guidance/Statements:
PPS 1 Delivering Sustainable Development
PPS 7 Sustainable Development in Rural Areas

Supplementary Planning Guidance
Equestrian Development Supplementary Planning Guidance

Planning Considerations

Principle of development

The application site falls within the boundary of the SDNP. The two statutory purposes of the National Parks' designation are to conserve and enhance the natural beauty, wildlife and cultural heritage of their areas, and to promote opportunities for the public understanding and enjoyment of the special qualities of their areas. If there is a conflict between the two, conservation takes precedence. The provisions of government policy relating to National Parks (currently including PPS7, English National Parks and the Broads circular dated March 2010 and the SE Plan) apply.

The principle of equestrian development in the countryside is supported by policy RT.11 of the Winchester District Local Plan Review (WDLPR) which recognises that equestrian enterprises generally require a countryside location, and frequently include built facilities such as stables, riding schools or studs. The Local Plan seeks to minimise the impact of equestrian development by encouraging the re-use of existing buildings where possible and if new buildings are essential they should not have an adverse effect on the appearance of the landscape by the use of inappropriate construction materials, boundary treatments, floodlighting and other infrastructure and, in the case of horse exercise areas, by the use of inappropriate surfacing materials. The effect of the proposed development on neighbouring properties and land uses must be taken into account, as well as the pressures that will be placed on existing footpaths, bridleways and roads.

Design/layout

The building has by virtue of its form and use of materials been designed in a way that would give it an agricultural appearance and means that it would be a type of building which is commonly found within the countryside examples of which can be found in the wider area. It is considered that a building of this design (single storey, shallow pitched

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

roof, timber walls) would not look out-of-keeping in this rural location and its agricultural appearance would help to soften the impact of the development in the landscape.

It is acknowledged that views of the building would be achievable from the public realm, particularly from Footpath No.25 to the north and to a lesser extent from Restricted Byway No.47 to the west. It is considered that the siting of the proposed building in relation to existing development and its agricultural appearance would help to minimise its visual impact and it would not appear as an alien feature in the rural landscape.

Impact on character of area and neighbouring property

It is acknowledged that this proposal would involve the erection of a substantial building within part of the SDNP. Views of the proposed building would be achievable from Restricted Byway No.47 to the west and particularly Footpath No.25 to the north, although it would be less visible from other areas of the public realm given the level of vegetation in and around the site. However, whilst the building would be visible from outside of the site it does not follow that its presence within the landscape would necessarily be materially harmful to the character of the area. The building would be carefully positioned at the lowest part of the site, close to the existing building group at Ashton Farm and designed to replicate the appearance of an agricultural building as explained above. It is considered that the combination of these factors, together with the topography of the area, would lessen the impact of the building to a satisfactory level. The building would not be seen as an isolated feature in the landscape but part of the assemblage of other buildings to the east and located in a low point which would help to contain its wider visual impact. It is considered that the special character and qualities of the SDNP would therefore not be materially harmed by this proposal.

This proposal also involves the construction of an additional manege just to the south of the proposed building and its positioning in this location behind the building would help to screen the presence of the manege from views from outside of the site. In light of the siting of the manege and the nature of the development, i.e. low-level, it is considered that the additional manege would not have an adverse impact on the appearance of the landscape.

The site benefits from a degree of vegetation along its boundaries which limits views from outside of the site to certain viewpoints, i.e. footpaths and a restricted byway. To further minimise the impact of the proposed building additional screening is intended to be provided which is discussed in more detail in the following section.

Therefore, in terms of the impact of this proposal on the character of area, it is acknowledged that this proposal would involve the introduction of additional built development within a countryside location. However it is considered that the proposed building and manege, individually and cumulatively, would be acceptable in terms of the impact on the character and appearance of this part of the SDNP which would not be materially harmed.

Turning to the impact of the proposal on neighbouring properties, the nearest properties to the application site are Little Manor Cottage approximately 40-45 metres to the west and Little Manor set slightly behind this property. Whilst a building of the scale proposed would have an impact upon Little Manor Cottage, as it would be seen from this property, it is considered that, given the degree of separation between the proposed building and the dwelling, it would not have an overbearing impact. In between the dwelling and the

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

application site is Restricted Byway No.47 which is enclosed by tall hedgerows and it is considered that presence of existing vegetation and additional planting along the western elevation of the building, and side of the manege, would help to lessen the presence of the development and in turn minimise the impact on the neighbouring properties to a degree which would not be materially harmful to the enjoyment of their properties.

It is also considered that this proposal would not give rise to any material loss of light or privacy and, in terms of noise and disturbance, it is considered that the development would not be likely to provide a level of activity on the land which would be significantly detrimental to the residential amenities as the use of the building and manege would be restricted to private recreational purposes only.

There are other properties within the wider area but most of these are located a greater distance from the application site with vegetation and buildings in between. On this basis it is considered that this proposal is unlikely to harm significantly the amenities of these properties.

Landscape/Trees

The applicant, as part of the proposal, intends to provide planting along the western ends of the proposed building and manege and additional planting along part of the western boundary of the site adjacent to Restricted Byway No.47.

The benefits of the planting would be twofold; firstly it would help to soften the impact of the building in the landscape and secondly to minimise the impact on the neighbouring property Little Manor Cottage to the west so the building and manege would be largely screened when viewed from their property.

It is acknowledged that views into the site are currently achievable from Restricted Byway No.47 to the west and any additional planting along the boundary with the byway may impact upon views from this point. However, it is considered that a suitable landscaping scheme can be achieved by means of a condition for along the western ends of the proposed building and manege and the byway so that it does not unacceptably interfere with views from or encroach upon the byway. Furthermore, the condition can also ensure that locally indigenous planting is used and that the scheme is thereafter maintain once carried out.

Highways/Right of Way

This proposal is for personal purposes only and therefore would not generate any material increase in the number of vehicular trips beyond the levels which currently exist and accordingly the building and manege would not interfere with the safety and convenience of users of the surrounding road network.

It has been noted in previous sections that the site is adjacent to and within close proximity to a number of footpaths and a restricted byway. Apart from affecting views from certain parts it is considered that the proposal would have no adverse impact on the experience and enjoyment of walking or riding along these paths. Given the nature of the development proposed the equestrian activity is likely to be contained within the application site rather than utilising surrounding footpaths, bridleways and on this basis it is considered that this proposal would not give to any materially greater need or pressure on these paths beyond the levels which currently exist.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

In terms of the additional planting it is considered that species suitable to the local area can be agreed by means of a condition which would ensure that there would be no harmful impact on users of the adjacent bridleway.

Recommendation

Application Permitted subject to the following condition(s):

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 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the building 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.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

3 No development shall take place until details of the construction of the manege including surfacing materials, boundary treatment and finished levels in relation to existing ground levels have been submitted to and approved in writing by the Local Planning Authority.

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

4 The building and manege hereby permitted shall only be used for the private exercise or training of horses belonging to or under the control of the owner of the land edged red on the approved plans, and shall not be used for any commercial riding or training purposes.

Reason: To ensure the satisfactory development of the site and in the interests of the amenity of the area and highway safety.

5 No external lighting, whether fixed, freestanding or portable, shall be used to illuminate the building and manege unless otherwise agreed in writing by the Local Planning Authority.

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

6 No sound amplifying equipment shall be installed or operated from the land at any time unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the locality and neighbouring properties.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

7 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.

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

8 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the building and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

9 Detailed proposals for the disposal of surface water from the building and manege 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 building and manege are first brought into use.

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

10 No mirrors of any description, whether free standing, affixed to a structure or placed on the land, shall be provided anywhere within the land edged red or within the land edged blue on the approved plan, drawing number WIN/957/ID/001 dated 29 March 2011, required in connection with the use of the manege hereby approved without the prior approval in writing of the Local Planning Authority.

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

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.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

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

South East Plan 2009: C2

Winchester District Local Plan Review 2006: DP.3, CE.5, RT.11

National Planning Policy Guidance/Statements: PPS1, PPS7

Supplementary Planning Guidance: Equestrian Development Supplementary Planning Guidance

All works, including demolition and construction, should only be carried out between the hours of 0800 and 1800hrs Monday to Friday and 0800 and 1300hrs Saturday and at no time on Sunday or Bank Holidays. Where allegations of noise from such works are substantiated by the Health and Housing Service, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.