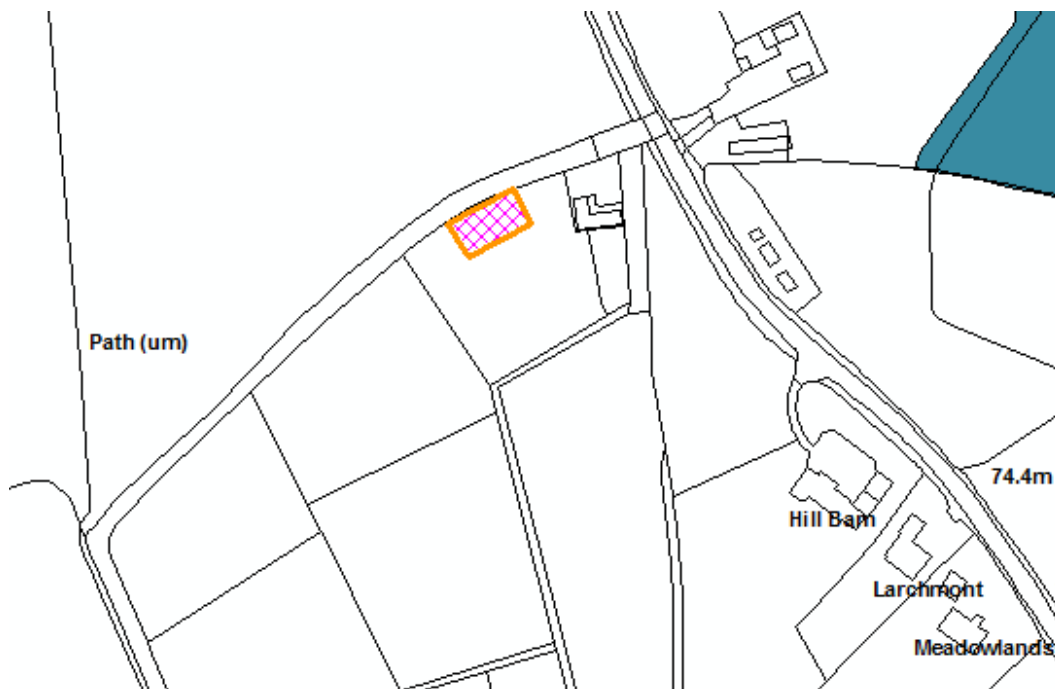


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 20/00701/FUL
Proposal Description: Replacement fire destroyed stables for private and commercial veterinary use.
Address: Lexington Ridge Well Hill Paddock Hambledon Road Denmead Waterlooville
Parish, or Ward if within Winchester City: Denmead
Applicants Name: Ms Natalie McGoldrick
Case Officer: Nicola Clayton
Date Valid: 31 March 2020
Recommendation: Permission

Link to Planning Documents : <https://planningapps.winchester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q82CWRBPJXC00>

Pre Application Advice: None.



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General Comments

Application is reported to Committee as the number of objections, received contrary to the officer's recommendation.

Site Description

The site is accessed from the B2150 Hambledon Road. The site is well screened by existing mature hedges. The area is characterised by equestrian use. There are stables and grazing paddocks immediately opposite the site. From the shared track off Hambledon Road there are a number of equestrian units. To the South of the site there are residential dwellings.

There are existing mobile stables on site and an existing menage for the private use of the applicant and her horses. The original stable block burnt down and this application is for its replacement. The existing porta cabins on site are storing tack and other paraphernalia and shall be removed from site once a replacement building is constructed.

Proposal

Permission has been sought for the construction and use of an American style barn, to house both the applicant's own horses, and client's horses generated by her veterinary practise.

An American barn house several horses under one roof in individual units with a central walkway down the middle, while traditional stables have several stables next to each other with doors that open out directly into an open area.

The stables will form part of a mixed use of private and client's veterinary equestrian stabling of horses. The proposed stables will have 8 boxes.

It is anticipated that the main use of the stables will be for the applicants own horses which can be quarantined when returning from overseas competitions. The prime use of the stables for veterinary purposes will be for post-operative or minor treatment of client's horses who do not have their own stables. Some clients rely solely on paddocks for keeping their horses. Should a herpes or strangles outbreak be confirmed in one of those client's horses, it would be prudent to put them into quarantine. Failure to manage such a condition with a horse who continues to be kept in a paddock with the disease could cause a national outbreak. The chances of the requirement for this type of hospitalization are very minimal but needs to be available if required.

Relevant Planning History

There are three historic applications for the site. The most relevant is an application made in 1998 for the erection of a stable block and paddock (ref: 98/01663/CHU). This was granted in August 1999 and allowed for the change of use of the site from agricultural to equestrian use. Last year permission was granted for a manege for the private use of the applicants horses.

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Consultations

WCC Service Lead for Environment - Drainage:

Raise no objection subject to safeguarding condition 06.

WCC Service Lead for Environmental Services: Environmental Protection

Raise no objection subject to safeguarding conditions 03, 04, 05 and 07

HCC Engineers: Highways:

Raise no objection

Representations:

Denmead Parish Council

- The Parish Council of Denmead raise no objection.

The Parish request that a condition is attached to any permission to ensure that in the event of the site changing ownership, further planning permission would need to be sought before the site should be allowed use for commercial purposes.

12 letters received objecting to the application for the following material planning reasons:

- Highway safety and parking
- Design of building and impact on the character and appearance of the area.
- Impact of the building on nearby residential properties
- Drainage
- Noise and light pollution
- Disposal of manure
- Introducing a commercial use

Reasons aside not material to planning and therefore not addressed in this report

- Health of other nearby horses

15 letters of support have also been received raising the following material planning reasons:

- Need for a local veterinary use/facility

Relevant Planning Policy:

Winchester Local Plan Part 1 - Joint Core Strategy (LPP1) MTRA4
Winchester Local Plan Part 2: DM12 DM14 DM15 DM16 DM17 DM18 DM23
Supplementary Planning Guidance: High Quality Places
Denmead Neighbourhood Plan

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Planning Considerations

Principle of development

The application site is not located within a defined settlement boundary, however the principle of equestrian development is accepted under Policy MTRA4 of LPP1 and Policy DM12 of LPP2, provided the development is in accordance with the relevant policies of the development plan and unless material planning reasons indicate otherwise.

Design/layout

The proposal is for the construction and use of an American style barn, to house both the applicant's own horses, and client's horses generated by her veterinary practise.

The stables will be low-level brick built with roller shutter doors in the Southwest and Southeast elevations with transparent roofing sheets set in natural grey fibre cement cladding. The height of the building has been determined by the height of the horses and how the internal environment is managed. Some of the clients horses stand around 18 to 20 hh at the wither. As it is proposed to manage the building as a controlled environment, the space above the horse's heads is crucial for the recirculation of air. The proposed building would be 3.6m at the eaves and 5.5m at the ridge. Whilst a larger building to that that was fire damaged, the need for such is justified by the nature of the proposed veterinary use. The barn appearance remains in keeping with the rural context of the surrounding area in accordance with policies DM15, DM16 and DM23 of the LPP2.

Impact on character of area and neighbouring properties

Policy DM12 of the Winchester District Local Plan Part 2 outlines that equestrian development can be permitted where it can be shown it will not adversely affect the character and appearance of the surrounding area and nearby residential properties.

The character of the surrounding area is open fields to the north with a number of large detached houses to the south east. Stables and paddocks lie on the opposite side of the road. Two stable blocks lie to the south of the site. Given the existing boundary treatments there are limited views of the site from any residential properties, the main vantage points are from other paddocks agricultural fields and a footpath. It is not considered the building would cause considerable visual harm to the character of the area in accordance with polices DM15, DM16 and DM23 of the LPP2.

Given the separation distance of the nearest residential properties the barn is not considered to result in any significant loss of residential amenity in terms of loss of light or outlook. The proposal is in accordance with policy DM17 of the LPP2.

Landscape/Trees

No trees or hedges are affected by this proposal.

Highways/Parking

HCC Highways is satisfied that the proposed access is suitable for this application. The existing access is double-width, with sufficient space to allow two vehicles to enter / exit at

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the same time. It also benefits from good visibility in both directions, meeting or exceeding the required national standards.

One member of staff is currently working at the yard along with the applicant and it is anticipated this will not change. Owners of the hospitalised horses will not be encouraged to visit. The number of trips generated by this proposal will therefore be relatively low, and therefore there will be no detrimental impact on the local highways network in accordance with policy DM18 of the LPP2.

The proposed parking layout shows adequate parking and space for relevant largest vehicles to be able to turn on site and therefore exit in a forward gear. The proposal is therefore in accordance of policy DM18 of the LPP2.

Drainage

The site is within Flood Zone 1 and is at very low risk of surface water flooding. The geology is chalk. Soakaways will be required for surface water drainage, infiltration testing is required. Any foul drainage requirements should take advantage of the foul sewer. A condition is imposed for details for the disposal of foul and surface water on site.

Other Matters

Denmead Parish Council have requested for a personal condition to be imposed to control future users of the site. It's not considered necessary as the proposed use is policy compliant and not based upon the individual user. This condition would therefore be an unreasonable requirement and fail to meet the conditions test as set out in the NPPF.

Conclusion

The proposal accords with the Development Plan and the following policies: MTRA 4 of LPP1, DM12, DM15, DM16, DM17, DM18, DM23 of LPP2 and The High Quality Places SPD

Recommendation Approval

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 above slab level until details and samples of the materials to be used in the construction of the external surfaces of the buildings 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.

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Reason: To ensure a satisfactory visual relationship between existing and proposed buildings in the interest of the visual amenity of the area.

3. No external lighting, including floodlighting whether free standing or affixed to a structure, shall be provided on any existing or proposed buildings/barns used for equestrian purposes, including the stabling of horses. Should at any time external lighting be proposed, details of its siting, design, luminaire type and beam orientation shall be submitted to and approved in writing by the local planning authority prior to its installation. The lighting shall be installed and maintained in accordance with the approved details.

Reason: To protect the appearance of the area, the environment and local residents from light pollution

4. No music, amplification equipment, tannoy system is to be used in any of the areas used for equestrian purposes at any time.

Reason: To protect the amenity of the occupiers of nearby properties.

5. Details of the facilities for the storage of horse manure/stable waste 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.

Reason: To ensure the satisfactory disposal of waste in the interests of the amenities of the locality.

6. Detailed proposals for the disposal of foul and surface water 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 development commences.

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

7. Opening hours to customers of any proposed veterinary aspect of the site shall be submitted to, and agreed in writing by the Local Planning Authority prior to use commencing.

Reason: To protect the amenities of the occupiers of nearby properties.

8. Before the development hereby approved is first brought into use, a minimum of 5 car parking spaces shall be provided within the curtilage of the site and thereafter maintained and kept available.

Reason: To ensure adequate car parking provision within the site.

9. The existing porta cabins on site shall be removed within 3 months of the barn building hereby approved first being occupied.

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