

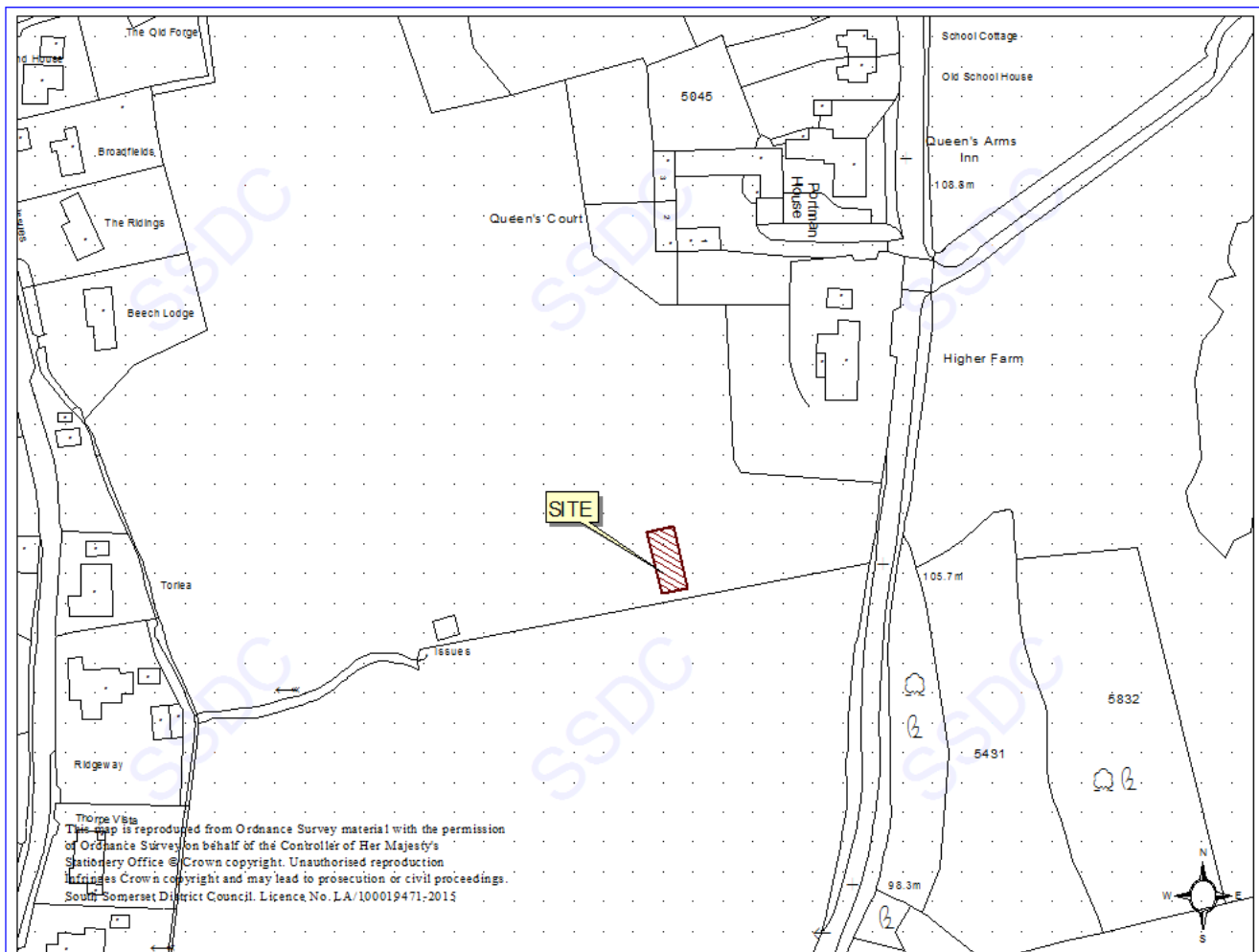
Officer Report On Planning Application: 17/00792/FUL

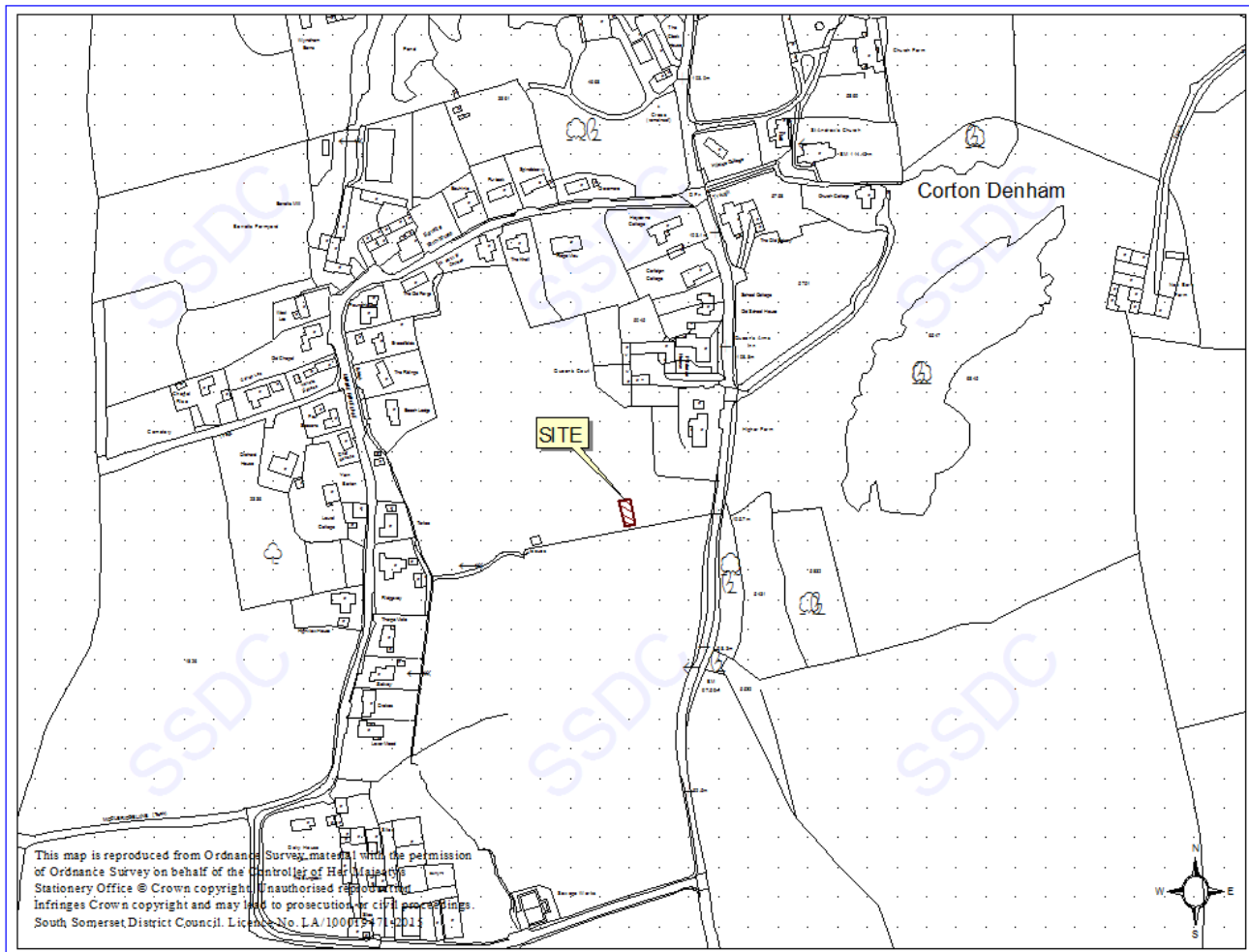
Proposal :	Proposed erection of stable block.
Site Address:	Land At Higher Farm Corton Denham Road Corton Denham
Parish:	Corton Denham
BLACKMOOR VALE Ward (SSDC Member)	Cllr William Wallace Cllr Hayward Burt
Recommending Case Officer:	Alex Skidmore Tel: 01935 462382 Email: david.norris@southsomerset.gov.uk
Target date :	17th April 2017
Applicant :	Ms Ira Madan
Agent: (no agent if blank)	Mr Michael Worthington Michael Worthington Ltd 219 Westbourne Studios London W10 5JJ United Kingdom
Application Type :	Minor Other less than 1,000 sq.m or 1ha

REASON FOR REFERRAL TO COMMITTEE

The application is referred to Area East Committee at the request of the Ward Member and with the agreement of the Area Chair to enable the local concerns to be discussed more fully.

SITE DESCRIPTION AND PROPOSAL





This application is seeking planning permission to erect a stable block for the recreational use of the applicant and associated works. The application has been amended since it was first submitted to reposition the stable block.

The site is situated alongside the applicant's own residential property (that is currently being redeveloped) on sloping ground on the side of a hill. The site of the stables otherwise is set some distance from other residential properties. The level of the stables is set down from the adjacent road to the east but is open to views from further down the slope and is visible in places from Middle Ridge Lane to the west. The site is immediately adjacent to the conservation area which is to the east and north of the site.

The application site is immediately adjacent to the conservation area and is visible in places from Middle Ridge Lane to the west. The property is surrounded by agricultural land to the west, south and north. There are a number of mature trees within the site. There is a public right of way that passes through the field further up the hill on the opposite side of the road.

An access has been created from the Corton Denham lane to the east and an area of hardstanding laid above the position of the proposed stables. These works do not relate to this application and have been carried out in order to facilitate the replacement dwelling scheme approved under application 16/02885/FUL. The applicant has confirmed that they intend to remove the hardstanding once works for the new house have been carried out but that they intend to retain the new access as a field access and that they shall be submitting an application to address these matters.

RELEVANT HISTORY:

16/04529/FUL: Erection of stable block and riding arena. Withdrawn.

16/02885/FUL: Demolition of existing house and erection of new house. Permitted.

96/01643/FUL: Formation of rooms in roof space. Permitted.

951000: Alterations and erection of extension to bungalow. Permitted.

942656: Use of land as an extension to residential curtilage and erection of new boundary fence. Permitted

790265: Erection of a double garage. Permitted.

53502: Erection of a bungalow and formation of accesses. Permitted.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF states that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the adopted development plan comprises the policies of the South Somerset Local Plan 2006 2028 (adopted March 2015).

Policies of the South Somerset Local Plan (2006-2028)

SD1 - Sustainable Development

SS2 - Rural Settlement

TA5 - Transport Impact of New Development

EQ2 - General Development

EQ3 - Historic Environment

EQ4 - Biodiversity

EQ5 - Green Infrastructure.

EQ7 - Pollution Control

EQ8 - Equine Development

National Planning Policy Framework

Part 4 - Promoting sustainable transport

Part 7 - Requiring good design

Part 10 - Meeting the challenge of climate change, flooding and coastal change

Part 11 - Conserving and enhancing the natural environment

Part 12 - Conserving and enhancing the historic environment

CONSULTATIONS

Corton Denham Parish Council: Object and raise the following concerns:

- The plans are lacking in clarity and detail.
- The stable appears to be out of scale with the perceived need and out of character with the field itself.
- The siting is in full view of residents of Middle Ridge Lane.
- Access to and within the site is unclear.
- The solar panels would be better replaced with more contemporary materials which look like roof tiles.
- Lack of information as to liquid run-off and solid waste disposal.
- Concerns about external lighting.
- Unease that this is a piecemeal application and that a further application for a menage may follow.

- Concerned that a massive amount of earth moving will be necessary of which there is no detail as to how this will be moved around the site.
- Has a ground survey been carried out so that issues of water run-off and subsidence can be assessed.
- Has there been any consideration of change of use?
- The scheme appears impractical with the amount of excavation required and subsidence prevention.

County Highways: Referred to their standing advice

County Archaeology: No objection

Environmental Health: No objection subject to conditions relating to dirty water run-off and the storage and siting of manure / bedding.

Landscape Officer: Objected to the scheme as initially submitted but dropped his objections following receipt of amended plans and offered the following comments:

I note the further amendments to this application seeking consent for the construction of a 3-stable block, tack room, and hay store, which is now relocated to the southeast corner of the paddock associated with Higher Farm, to the south side of the approved residence. We have previously established that the site is sensitive given the field's juxtaposition with the conservation area, and in its contribution to village character.

LP policy EQ8 requires horse-related facilities to (i) be closely related to existing buildings, and not interfere with the amenities of adjoining residents, and (ii) respect local landscape character, whilst (iii) they respect or enhance the pattern and features of the surrounding landscape. This amended siting locates the building in close correspondence with the approved dwelling, and at a comparable elevation. Whilst still within a line of sight from properties in Middle Ridge Lane, it is now removed from the immediate line of sight from Queens Court. I view the siting of the stables to be an improvement over earlier iterations. Whilst the stable block remains a sizeable intervention at the field's edge, it now has a credible correspondence with the proposed house, and is better related to the site's bounding hedgerows, which offer both screening from the east, and backdrop as viewed from the west. Whilst it is clear that engineering intervention will be necessary to create a level formation for the stables, and its associated hardstanding, the main area of cut will be tucked behind (east of) the stables, and consequently unobtrusive. There is potential to manage and enhance the roadside hedgerow and its adjacent vegetation, and to incorporate planting to the south side of the stables with native species hedging, linking back to the roadside hedge, to further play down the building's profile. If you are minded to approve, please condition a planting proposal to be submitted and agreed pre-commencement.

REPRESENTATIONS

Written representations have been received from 13 local households raising the following concerns and observations:

- Visual amenity concerns. Out of keeping in this rural environment. Industrial appearance.
- Spoil the natural beauty of the area / fails to respect the character and features of the local landscape.
- The proposed industrial-looking building looks hideous and entirely out of place in such a prominent, elevated position on a rural hillside.
- This site is very prominent and the proposed development will not integrate within the surroundings.

- Harm the conservation area.
- Sensitive site. The majority of the village is situated around this field, which forms the beginning of a flow of attractive green fields going south to Holway and on to Patson Hill and also forms part of an attractive escarpment climbing up Corton Hill.
- Owing to the slope of the field and its sensitive location any development or activity taking place within it will be seen from both near and far.
- Inadequate planting to screen the development particularly along the southwest side to screen the development from the residents of Middle Ridge Lane.
- No attempt to minimise the visual impact of the PV panels.
- Disproportionate re-shaping of the landscape.
- The stable block is disproportionate in size to that of the dwelling and its use for recreational purposes.
- Gradient is not suited to horses, horse boxes, tracks or turning areas.
- The gate to the field by the lane has been demolished, the access widened and the hedge ripped up to allow access for the demolition vehicles which was not part of the plans for this scheme and should not have happened when the birds are nesting.
- Lack of detail relating to geology and hydrology matters, storage / disposal of manure, external lighting, drainage and pollution prevention, colour of the roof and wall cladding.
- Increased flood risk. There are underground springs in the field and the stream level at the lower end of Middle Ridge Lane can rise very quickly breaching its banks, the culvert in Putts Lane barely copes with this now.
- The proposed permeable membrane is unlikely to retain the earth bank at the southeast corner of the stables during heavy rainfall.
- Run-off from the site.
- Loss of amenity to neighbours.
- Potential odour issues arising from the manure.
- Noise from the construction works.
- Possible glare from the PV panels.
- How will the PV panels be connected to the grid, by poles or underground?
- Access. The scheme utilises the existing field access that branches from the pub driveway. This is a shared driveway serving the pub and the residents of Queens Court, it is already in a poor state of repair and the lane to the field is non-metalled. The entrance into the field in winter is unusable.
- There is a tree growing within the applicant's garden that will obstruct access to a 3.5 ton horse lorry.
- Access to the field is at a very narrow point of the road immediately after a bend which will make it difficult and unsafe for a horse box entering and leaving the field.
- There is adequate space within the yard of the proposed house plans to accommodate a horsebox without interference to cars parking or access in and out of the property.
- Contrary to LP policies SS2 (proposals should have local support), EQ1 (sustainable construction principles re conservation of water resources), EQ8 (should not interfere with amenities of adjoining residents).
- If approved there is likely to be further demand for equestrian development in the form of a menage.

Written representations have been received from the occupants / owners of the Queens Arm Public House expressing support for the application:

- The owners have listened to the concerns raised previously and have developed a more acceptable proposal. Access is via the main road and seems more accessible than previously indicated. We live in the countryside and having horses in the field would be an attractive development for the land and I believe that the new stable block will fit into the landscape

rather than damage it.

CONSIDERATIONS

This application is seeking planning permission to erect a stable block and to carry out associated groundworks. Since the application was first submitted the siting of the stable block has been revised, in accordance with the Council's Landscape Officer's advice, to move it further up the hillside so that it sits alongside the applicant's residential property.

Landscape impact / conservation area

The application field adjoins the applicant's domestic property and is situated on the side of a hill at the edge of the village where it abuts Corton Denham's conservation area along its west and north boundaries. On this basis the site has certain sensitivities and needs to comply with LP policies EQ2 (General Development), EQ3 (Historic Environment) and EQ8 (Equine Development). Policy EQ8 requires that new equine development relates closely to existing settlements / groups of buildings and should not interfere with the amenities of adjoining residents whilst EQ3 stipulates that new development relating to the historic environment should safeguard or enhance the significance, character, setting and local distinctiveness of heritage assets. All three policies require that new development should respect the local landscape character.

As noted above the application has been amended in response to the Landscape Officer's concerns relating to the original location of the stables resulting in their repositioning higher up the slope in the southeast corner of the field. The result of this revision means the stables are now positioned alongside the applicant's domestic property where it relates closely to existing development. The proposal involves certain engineering works to dig the development into the hillside and it is proposed to use a 'cut and fill' approach to achieve this. As part of the development the applicants are also seeking the provision of Solar PV panels which are proposed to be erected on the banks of the dug-out section where they will sit alongside and behind the new stables and should be little seen other than from the stable block itself. It is proposed that any associated horse box / lorry parking will be at the existing field access located between the applicant's house and Corton Cottage to the northwest. This location has been chosen due to the existing vegetation growing in the locality which will help to screen the presence of any vehicles here. It is acknowledged that some hardstanding may be needed however it is considered that this matter can be dealt with acceptably by condition.

Whilst the local concerns relating to the visual impact of the development are noted however this amended proposal is considered to accord with the requirements of the relevant local plan policies. Therefore, subject to the implementation of an appropriate planting scheme, to be secured through condition, and a further condition to secure appropriately subdued finish to the timber cladding and roofing it is considered that the development respects the setting and characteristics of the local landscape and adjoining conservation area and raises no substantive visual amenity concerns.

Residential amenity

The position of the stables is some distance from neighbouring properties and as such will not cause any overbearing, loss of privacy or loss of light concerns to the amenities of these properties. Whilst the development will be visible from a number of properties located at the bottom of the field along Middle Ridge Lane, the planning system does not seek to control the impact of developments on private views and as such loss of a view or harm to such views is not a suitable reason to object to this proposal.

The development is only sought for the private and recreational use of the applicant and on this basis the activities associated with the development should be low-key and should not cause any undue nuisance or disturbance to neighbour amenity.

Other matters

Concerns about light pollution are noted and given the edge of settlement locality and lack of street lighting in the vicinity it is considered appropriate to impose a condition requiring any lighting to be agreed by the LPA in order to minimise such impacts.

Local concerns have been made in relation to the storage of manure and possible dirty water runoff. The Environmental Health Officer has been consulted in this regard and has recommended a condition requiring a suitable drainage scheme to deal with any dirty water runoff. The storage of manure and used bedding is covered by other environmental legislation and it is considered that an informative is most suitable to address this matter. Both of these recommendations have been incorporated into the following recommendation.

A further concern relates to drainage / runoff of the site, again this matter can be suitably addressed by condition seeking details of a clean water drainage scheme to be agreed by the LPA.

There was previously a gate positioned on the road frontage on a raised bank and which had become overgrown with vegetation. Since the application was submitted works have been carried out to the roadside frontage resulting in the removal of a section of the bank and vegetation to form an access on to the road and the laying of hardstanding to form a level access area. Last year the applicant gained planning consent to demolish the existing dwelling at Higher Farm and to replace it with a new house and it is understood that the works to the roadside field frontage were carried in association with the demolition works associated with the replacement dwelling scheme. The applicant stated that the hardstanding has been laid in order to gain access to the residential plot by plant and machinery which are necessary for the construction works relating to the new house. They have stated that they intend to remove the hardcore once this level area is no longer needed but would like to retain the new access and that they shall be submitting a separate application to regularise these matters. These outstanding matters should not form part of the considerations of the current stable application.

Conclusion

For the reasons set out above the proposed development is considered to respect the local landscape character and the setting of the adjacent conservation area and to meet the requirements of LP policies EQ2, EQ3 and EQ8. The development is not considered to give rise to any substantive harm to residential amenity, highway safety or the environment and as such

RECOMMENDATION

Grant consent for the following reasons:

The proposed development, by reason of its nature, siting, scale, layout and design, is considered to be an appropriate form of development that respects the setting of the adjacent conservation area and local landscape character and raises no demonstrable harm to visual amenity, residential amenity, highway safety or the environment in accordance with the aims and objectives of policies SD1, TA5, EQ2, EQ3, EQ5, EQ7 and EQ8 of the South Somerset Local Plan and the provisions of the National Planning Policy Framework.

SUBJECT TO THE FOLLOWING:

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

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans location plan received 20/02/2017 and drawings numbered F-05 and F-04

received 20/02/2017, F01 received 05/06/2017, F10 and manufacturer details of PV panels (JA Solar - JAM6(k)(BK) received 08/06/2017.

Reason: For the avoidance of doubt and in the interests of proper planning.

03. No work shall be carried out on site unless particulars of the materials, including their colour / finish, (including the provision of samples where appropriate) to be used for all external walls and roofs have been submitted to and agreed in writing by the local planning authority. Once approved such details shall be fully implemented and shall thereafter not be altered unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interest of visual amenity and to safeguard the setting of the adjacent conservation area to accord with policies EQ2 and EQ3 of the South Somerset Local Plan.

04. The development hereby permitted shall not be commenced unless there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels; all planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To safeguard the rural character of the area and the adjoining conservation area to accord with policies EQ2, EQ3 and EQ8 of the South Somerset Local Plan.

05. No means of external illumination/lighting shall be installed without the prior written consent of the local planning authority.

Reason: In the interest of visual amenity and to safeguard the rural character of the area and adjoining conservation area to accord with policies EQ2, EQ3, EQ7 and EQ8 of the South Somerset Local Plan.

06. The development hereby permitted shall be used for private and domestic equestrian purposes only and shall not be used for any business or commercial use.

Reason: To safeguard the rural amenities of the area, neighbour amenity and highway safety in accordance with policies ST5, EQ2 and EQ3 of the South Somerset Local Plan.

07. Prior to the laying of any hardstanding for the parking area details of the surfacing materials shall be submitted to and agreed in writing by the local planning authority. Once approved such details shall be fully implemented and shall thereafter not be altered unless otherwise agreed in writing by the local planning authority.

Reason: To minimise surface water runoff and in the interest of visual amenity to accord with policy EQ2 and the provisions of the NPPF.

08. Before the development hereby permitted is commenced, foul and surface water drainage details to serve the development, including details of all guttering and downpipes, shall be submitted to and approved in writing by the Local Planning Authority and such approved

drainage details shall be completed and become fully operational before the development hereby permitted is first brought into use. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: To protect the surface to the field and to minimise surface water runoff in accordance with policies EQ2 and EQ7 and the provisions of the NPPF.
