

**7 DCSE2004/3160/F - BLOCK OF 3 STABLES. GREEN
ACRE STABLES, LEA, ROSS-ON-WYE,
HEREFORDSHIRE, HR9 7JZ****For: Mr. & Mrs. King, Long Orchard House, Lea, Ross
on Wye HR9 7JY****Date Received: 10th September 2004 Ward: Penyard Grid Ref: 66227, 21918****Expiry Date: 5th November 2004**

Local Member: Councillor H. Bramer

1. Site Description and Proposal

- 1.1 The application site is part of a field which adjoins the rear of houses in Millbrook Gardens, Lea. It was formerly part of a small farm at Green Acres, a bungalow situated to the rear of houses in Rock Lane, Lea. The farm included a small agricultural building located about 20m north-east of Green Acres. Planning permission was granted in August 2000 for conversion of this building to livery stables. The intention was to use the 22 acres of farmland for grazing the horses.
- 1.2 It is now proposed to erect a block of 3 stables about 10m to the north-east of the barn. This would be about 11m long x 3.7 m wide and 2.9m high at the ridge and would be of boarded construction with an Onduline corrugated sheet roof.

2. Policies**2.1 Planning Policy Guidance**

PPS7 - Sustainable Development in Rural Areas

2.2 South Herefordshire District Local Plan

Policy GD1 - General Development Criteria

Policy C1 - Development within Open Countryside

3. Planning History

- 3.1 SE2000/1377/F Change of use to livery stable - Approved 30.8.04

4. Consultation SummaryStatutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Head of Engineering and Transportation has no objections to this proposal.

5. Representations

5.1 Parish Council representations are as follows:

Circulated to Council on 1.10.04. A parishioner claims that the following conditions of permission (Application no. SE2000/1377/F) has not been complied with:

CONDITION NO. 3 - No development shall take place until there has been submitted to and approved 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 development and any necessary tree surgery. All proposed planting shall be clearly described with species, sizes and planting numbers. Reason: In order to protect the visual amenities of the area.

CONDITION NO. 4 - All planting seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 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., If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5-year defects period. Reason: In order to protect the visual amenities of the area.

Council supports this application only after the above conditions have been met.

The full text of these letters can be inspected at Southern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 There are no specific policies relating to the erection of stables in the open countryside. Policy C1 of South Herefordshire District Local Plan states that new development in such locations will only be allowed for the purposes of agriculture, forestry or sustainable tourism/recreational purposes, a replacement dwelling or re-use of a rural building. However in general planning permission has been granted for a small stable building provided the location is not obtrusive. In this case the site is close to a large village and to existing stables. The land rises so that the stables would be conspicuous from houses in Millbrook Gardens but not in the wider views. The stables would be 50 m. from the nearest houses and orientated so that the end elevation (the narrowest part) faced the houses. The design and materials are acceptable. The stable would be used for domestic purposes only. In these circumstances it is considered that the proposed stable block would not harm significantly the open countryside.
- 6.2 The conditions referred to by the Parish Council do not appear to have been complied with. This is not however grounds to refuse the current application and if expedient appropriate steps can be taken to ensure appropriate landscaping.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

- 2 G04 (Landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

- 3 G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

- 4 B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

- 5 E11 (Private use of stables only)

Reason: In order to safeguard the residential amenity of the area.

- 6 F48 (Details of slab levels)

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

Informative:

- 1 N15 - Reason(s) for the Grant of Planning Permission

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.