

14 DCSE2005/0087/O - ERECTION OF STABLES, LAND ADJOINING COMMERCIAL YARD, PONTSHILL, NEAR ROSS-ON-WYE, HEREFORDSHIRE**For: Mr. & Mrs. Powles per Paul Smith Associates,
Chase View House, Merrivale Road, Ross-on-Wye,
Herefordshire, HR9 5JX****Date Received: 12th January 2005****Ward: Penyard****Grid Ref: 64006, 21966****Expiry Date: 9th March 2005**

Local Member: Councillor H. Bramer

1. Site Description and Proposal

1.1 Outline planning permission was granted in January 2005 for the erection of eight houses on the site of this former transport yard. The site was considered to be within the smaller settlement of Pontshill. The yard comprises a series of buildings around the perimeter of the site, which includes stabling for a number of horses, not connected directly with that commercial use. The current proposal is for the erection of stables as alternative accommodation.

1.2 The application site adjoins the transport yard and the brook which runs along the south-west boundary of this part of the settlement. It is about 30m x 20m and the access drive would cross the field on which they graze, connecting via an existing drive between two houses (Meadow View and 1 Meadow View) to the yard's vehicular access. The stable building would be 'L' shaped, the largest dimension being 18m x 13m. These are amended dimensions: as originally submitted the building would have been 24m x 16m. The application is for outline permission and details of design, external appearance or landscaping are reserved for later approval. However it is indicated that the stables would need to be up to 5m high.

2. Policies**2.1 Planning Policy Guidance**

PPS.7 - Sustainable Development in Rural Areas

2.2 Hereford and Worcester County Structure Plan

Policy CTC.1 - Development in Areas of Outstanding Natural Beauty

2.3 South Herefordshire District Local Plan

Policy GD.1 - General Development Criteria

Policy C.1 - Development within Open Countryside

Policy C.2 - Settlement Boundaries

Policy C.8 - Development within Area of Great Landscape Value

2.4 Unitary Development Plan

Policy LA.3 - Setting of Settlements

3. Planning History

- 3.1 SE2003/3812/O Erection of workshop/stable - Refused 13.02.04
- SE2004/3138/O Proposed site for erection of stables Not determined

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Traffic Manager has no objection to the grant of permission.

5. Representations

- 5.1 The applicant's agent makes the following submission:

- planning permission has been granted for residential development on the commercial yard in lieu of a variety of buildings including private stables (SE2003/0801/O)
- since that time, my client has tried to obtain permission for replacement stables. This latest application is for a more compact building footprint to reduce its visual impact
- my client wishes to continue living in the village and intends to occupy the easternmost building plot of the approved housing scheme
- the proposed stables need not be any higher or more extensive than those they are to replace (i.e. up to 5 metres high) although they need to be slightly larger than standard to accommodate his large horses
- the stables would be used only for non-commercial purposes
- the stables would be accessed by means of an existing gate and would be compatible with its surroundings on the edge of the village.

- 5.2 Parish Council, after discussion, resolved at their recent meeting (with one abstention) to object to this application on the grounds that the building is excessively large to replace the former two stables and a workshop (see paragraph 2 of Agent's letter to Mr. Holder dated 04.01.05).

- 5.3 Three letters have been received from adjoining residents who support the proposal for the following reasons:
- no concerns or objections to these stables being built - already living by them and only seems a matter of moving them further out into the field

- normally expect to find animals in the countryside and absolutely paramount that they have shelter during winter months as well as from summer heat; a question of animal welfare.

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 in the current Development Plan or Unitary Development Plan with regard to the erection of stables in the countryside, unless they are part of a commercial enterprise. In the latter case new building may be acceptable in locations, such as in this case, which adjoin settlements. PPS.7 gives general encouragement to equestrian enterprises in the countryside but again not specifically for private stables. Nevertheless modest developments of up to about 6 stables have normally been supported by the Council provided they are appropriately located so as to minimise any adverse impact on the landscape and neighbours, and of suitable design and materials. In this case only the principle and siting (footprint) of the stable, together with the access, are for immediate determination.
- 6.2 It is understood that 5 stables are required, some of which would be for 'Shire' type horses. As referred above, these would not be part of an equestrian business. The intention is that they would be for the benefit of the occupier of the nearest of the houses for which outline permission has recently been granted and this link could be ensured by a planning condition. Although somewhat larger than typical stables they need not be inordinately so and any adverse impact on the countryside would be limited by the siting close to the edge of the settlement. They would be within the field in which the horses graze.
- 6.3 The access would be between two houses, and the stables themselves would be close to existing and proposed dwellings. However as noted above the stables would be linked to the nearest proposed house and further from existing dwellings than the present accommodation. The movement of vehicles and horse boxes into and out of the site is unlikely to be frequent as no business is involved. It is not considered therefore that the amenities of neighbours would be harmed.
- 6.4 For the above reasons it is considered that the proposed would not cause significant harm to the rural character of the area or residential amenities and would conform to informal but "established policies."

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. A02 (Time limit for submission of reserved matters (outline permission))**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

- 2. A03 (Time limit for commencement (outline permission))**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

3. A04 (Approval of reserved matters)

Reason: To enable the local planning authority to exercise proper control over these aspects of the development.

4. A05 (Plans and particulars of reserved matters)

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

5. E11 (Private use of stables only)

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

Informative(s):

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.