

12 DCSE2005/3770/F - FENCED TRAINING RING AT EQUINE CENTRE (60M X 20M), SITE NR. BODENHAM FARM, MUCH MARCLE, HEREFORDSHIRE, SO 652319.

For: The Singing Stud Ltd. per Mr. C. Goldsworthy, 85 St Owens Street, Hereford, HR1 2JW

Date Received: 22nd November 2005 Ward: Old Gore Grid Ref: 65049, 31951
Expiry Date: 17th January 2006
 Local Member: Councillor J.W. Edwards

1. Site Description and Proposal

- 1.1 Planning permission was granted in June 2005 for continuation of use as an equine stud farm of land and buildings to the west of Bodenham Farm. The site comprises two areas of grazing land each with a small complex of stables, bisected by the private drive to Bodenham Farm. The drive is off an unclassified road (Lyne Down - Old Pike) and also provides access to the stud farm. The total area of land is about 8.3 ha. This proposal is for a fenced training ring to be constructed to the west of the southern stable block and close to the access drive. It would be 60m long x 20m wide. As the site slopes downwards quite steeply to the east the bulk of the training ring would be cut into the ground by about 2m and the eastern end raised about 1m above current ground level. The surface of the ring would be sand.
- 1.2 The current proposal is an alternative to an earlier proposal (DCSE2004/4039/F). This proposed a training ring of similar size but sited to the south, close to a copse.

2. Policies

2.1 Planning Policy Guidance

PPS.7 - Sustainable Development in Rural Areas

2.2 Hereford and Worcester County Structure Plan

Policy CTC.6 - Development and Significant Landscape Features
 Policy CTC.9 - Development Criteria
 Policy CTC.13 - Buildings of Special Architectural or Historic Interest

2.3 Malvern Hills District Local Plan

Employment Policy 6 - Re-use of Rural Buildings
 Landscape Policy 1 - Development Outside Settlement Boundaries
 Landscape Policy 3 - Areas of Great Landscape Value
 Landscape Policy 4 - Agricultural Land
 Recreation Policy 14 - Commercial Equestrian Developments

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy E.11 - Employment in Open Countryside

3. Planning History

- | | | | | |
|-----|-----------------|--|---|-------------------|
| 3.1 | MH97/1112 | 6 loose boxes and field shelter | - | Approved |
| | DCSE2004/4039/F | Fenced training ring at equine centre (60 x 20m) | - | Not determined |
| | DCSE2004/4086/O | Dwelling for stud farm worker at equine centre | - | Withdrawn |
| | DCSE2005/0325/F | Erection of barn | | Withdrawn |
| | DCSE2005/0795/F | Continuation of use as equine stud farm | - | Approved 29.06.05 |
| | DCSE2005/3806/O | Dwelling for stud farm worker at equine centre | - | Not determined |

4. Consultation SummaryStatutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Traffic Manager requests "additional information as to whether there will be any increase in vehicle trips over and above the existing operation (of vehicles transporting horses to site). The roads accessing the site are narrow with no formal passing places and potential for vehicle conflict exists. As such we would not wish to support any intensification which would increase vehicle movement of horses to/from the site. At first inspection of the application this would appear not to be an issue, however it is noted that applicant has another operation south west of this site which may possibly use this facility."
- 4.3 Conservation Manager's response is awaited.

5. Representations

- 5.1 Parish Council's comments are awaited.
- 5.2 At the time of writing no representations have been received. In response to the earlier application (DCSE2004/3049/F) concerns were raised regarding further development of the stud farm as access is off a very narrow, twisting country road fronted by many residential properties, with no passing places and which is unsuitable and dangerous for increased traffic such as horse-boxes, trailers and lorries.

- 5.3 Prior to the application letters of support were received from various equine enterprises pointing to the necessity of a manege and the high quality of the stock being raised.

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 Planning permission was granted earlier this year for continuation of use of this stud farm. It is accepted that a manege or training ring is an important facility for further development of the stud farm. The issues raised however are whether this can be achieved without unacceptable harm to the character of the countryside and highway safety.
- 6.2 The copse and planting along the private access drive combined with topography (the land rises steeply from the A449) would screen the proposed training ring from most public viewpoints. The country road to the west is elevated above the site however and the ring would be seen from here. Nevertheless there is a pronounced rise in ground level and the ring would be cut into the ground behind this. Consequently only the rear, eastern section, over 100m from the road would be visible. Planting a thick hedge within the field that borders this road would help significantly to limit even those views.
- 6.3 The listed garden of Homme House is mainly to the east of the A449. The private drive was once one of the drives to the House and a shrubbery was planted along it. This seems to have survived although it may have changed considerably in character. I do not think that the training ring would detract to any degree from this landscape feature.
- 6.4 This proposal has been submitted after consideration of alternative locations for a training ring. The stud farm has limited land at this site near Bodenham Farm. The land is undulating and there are no level areas sufficient for a manege. The chosen site probably involves less change to ground level than the alternatives, certainly less than the earlier proposal (DCSE2004/3049/F) and would limit therefore changes to existing land contours. These would still be significant but on the basis of current adopted policies I do not consider justify refusing permission.
- 6.5 In his advice on the continuation of use application (DCSE2005/0795/F) the Traffic Manager expressed concerns regarding development that would result in increased traffic flows. The intention is to train and exercise horses that have been bred at the stud and on this basis should not result in increased traffic. However the main area of grazing used by the stud farm is at Hillington, about 4km to the south-west along the A449. Some movement of horses takes place between the two sites but it is not at all clear that this traffic would change significantly and without such a facility horses may have to be taken elsewhere for training purposes. Further information is being sought from the developer and will be reported at the Committee meeting.

RECOMMENDATION

That subject to being satisfied regarding traffic generation, the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

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. **Notwithstanding the submitted drawings no development shall take place until drawings have been submitted showing cross sections of the existing site profiles and cross sections of the proposed site have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved drawings.**

Reason: To ensure that the development is satisfactorily assimilated into the site.

3. **No development shall take place until details of the construction of the training ring, associated structures and fencing and of the surface material have been submitted to and approved in writing by the local planning authority.**

Reason: To protect the visual amenities of the area.

4. **G04 (Landscaping scheme (general))**

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

5. **G05 (Implementation of landscaping scheme (general))**

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

6. **The training ring shall only be used for purposes incidental to The Singing Stud Limited stud farm.**

Reason: To define the terms of the permission and in the interests of safe and free flow of traffic on the local road network.

Informative(s):

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

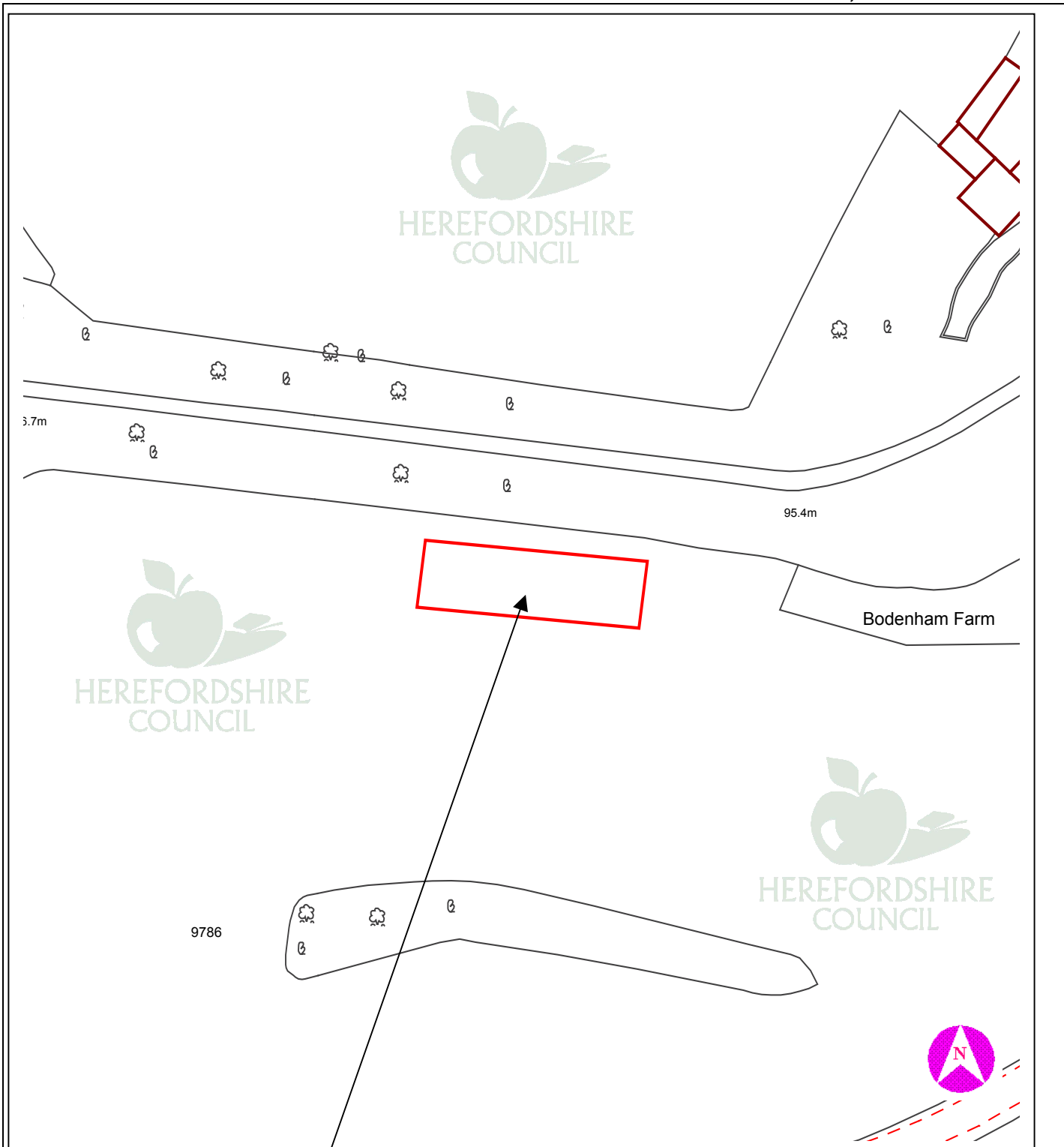
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2005/3770/F

SCALE : 1 : 1250

SITE ADDRESS : Site Nr. Bodenheim Farm, Much Marcle, Herefordshire, SO 652319.

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