

16 DCSE2006/1188/F – ERECTION OF 4 NO. STABLES FOR PRIVATE EQUESTRIAN USES AND CHANGE OF USE OF LAND TO EQUINE USES AT LAND AT LYNE DOWN, NR. MUCH MARCLE, HEREFORDSHIRE, HR8 2NT.

For: Mr. & Mrs. K. Marcus per Three Counties Planning, PO Box 69, Ross-on-Wye, Herefordshire, HR9 7WG.

Date Received: 19th April 2006 Ward: Old Gore Grid Ref: 64805, 31545

Expiry Date: 14th June 2006

Local Member: Councillor J.W. Edwards

1. Site Description and Proposal

- 1.1 This application proposes the erection of a block of 4 stables within a large field (about 2 ha) sandwiched between the A449 Ross - Ledbury road and the unclassified road linking Old Pyke Junction with Welsh Court, Yatton and about 175m north of Lyne Down Farm. In the south-west corner of the field there is an access gate and the stables would be sited about 20m to the north, close to the roadside hedge. The stables would be 14m long x 6 m deep x 4.5 m to ridge. They would be of blockwork construction with timber cladding externally. The field has been used as a paddock for horses for some years and this proposal is to regularise use for keeping of horses.

2. Policies

2.1 Planning Policy Guidance

PPS7 - Sustainable Development in Rural Areas

2.2 Hereford and Worcester County Structure Plan

Policy CTC2 - Area of Great Landscape Value

2.3 South Herefordshire District Local Plan

Policy C1 - Development Within Open Countryside
Policy C8 - Development Within Area of Great Landscape Value
Policy GD1 - General Development Criteria

3. Planning History

- 3.1 There have not been any recent applications relating to this site.

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 Traffic Manager suggests improvements be made to the existing field access onto the highway to increase its conspicuity/improve visibility and aid manoeuvrability of vehicles entering/leaving the site to mitigate its intensification of use. He also recommends highway conditions be attached to any permission.

5. Representations

5.1 The applicants' agent points out that the proposal would:

- (1) it would enable applicant to keep a maximum of 6 or 7 horses that she regularly exercises as part of her private leisure and hobby pursuits
- (2) the position chosen is close to access, water and other services
- (3) no requirement for heavy vehicular traffic to visit site or for designated car parking or other facilities
- (4) there are other equine establishments nearby
- (5) use entirely in accordance with PPS7
- (6) quite close to Much Marcle and road network carries little traffic - most of it equine generated.

5.2 Much Marcle Parish Council has no objections to this application on the basis that it is for private use only and does not intend to change to business use at a later date/future.

5.3 One letter has been received objecting to the proposal for the following reasons:

- (1) the purpose of 4 stables is questioned as this implies boxing up horses but this is unlikely as their owners live at a distance
- (2) an animal shelter is not the same as a stable and for the most part horses thrive year round when out to grass
- (3) once change of use to equestrian use is established progressive development becomes more probable - already extensive equestrian activity stretching south as far as Lyne Down
- (4) the road, (Victorian carriage way) is incapable of taking yet more horseboxes. Land Rovers and trailers together with visitors' car in addition to tractor-drawn implements
- (5) this would be further sporadic development into an area of great natural beauty.

5.4 One letter has been received expressing no objections provided:

- (1) conditions restricting the stable to private use only and not for any trade, business or equestrian enterprise and that permission does not imply support for any future residential development to accompany the stabling
- (2) the reasons are to preserve local amenity and as Traffic Manager has found that "potential for vehicle conflicts exists on the present route (possible accidents) to and from the site"

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. Officer's Appraisal

- 6.1 There are no specific policies relating to development for equine purposes in the Development Plan or the emerging Herefordshire Unitary Development Plan (Revised Deposit Draft). Some general support for equine enterprises and recreational and leisure facilities is included in PPS7 (paragraph 32) but does not relate directly to this proposal. However the Council's normal approach has been to approve field shelters and small groups of stables provided they do not harm the landscape.
- 6.2 There are 2 main issues: the effect on the rural character and natural beauty of the area and the effect on highway safety and congestion. On the first issue the proposed stables are of appropriate design and materials. They would be sited close to the tall, thick boundary hedge, which would effectively screen them from the adjoining road, at least in the summer months. Siting close to the access is also beneficial. The field rises steeply from the A449 and although there is a line of trees along the highway boundary the stables would be glimpsed by passing traffic. Views would be limited from the north however by a line of trees along the northern boundary of the field and a shoulder of land within the field. Further planting, both along the southern boundary and in the field would mitigate any adverse impact. It is concluded therefore that the proposal would not harm significantly this attractive landscape.
- 6.3 The narrow rural road has few passing places, although this section has wide verges. There is a stud farm some 0.5km to the north and concern has been raised regarding the traffic generated by that enterprise. However this proposal is for private use, involving only 4 stables. The applicants live in this area although not in the area adjacent to the field. I do not think therefore that the proposal would result in a significant increase in traffic and most journeys are likely to be by car rather than horse box or trailer. This view is supported by the Traffic Manager. Improvements to the access are required but a full visibility splay would involve the loss of trees along the frontage.
- 6.4 If permission is granted this would not imply that further equine development would be acceptable. Such development would require planning permission and would be considered on its merits in the light of prevailing policies.

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 B01 (Samples of external materials)

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

3 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.

4 E11 (Private use of stables only)

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

5 Before any other works are commenced details of improvements to the access including visibility to the north have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of highway safety.

6 H06 (Vehicular access construction)

Reason: In the interests of highway safety.

Informative(s):

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

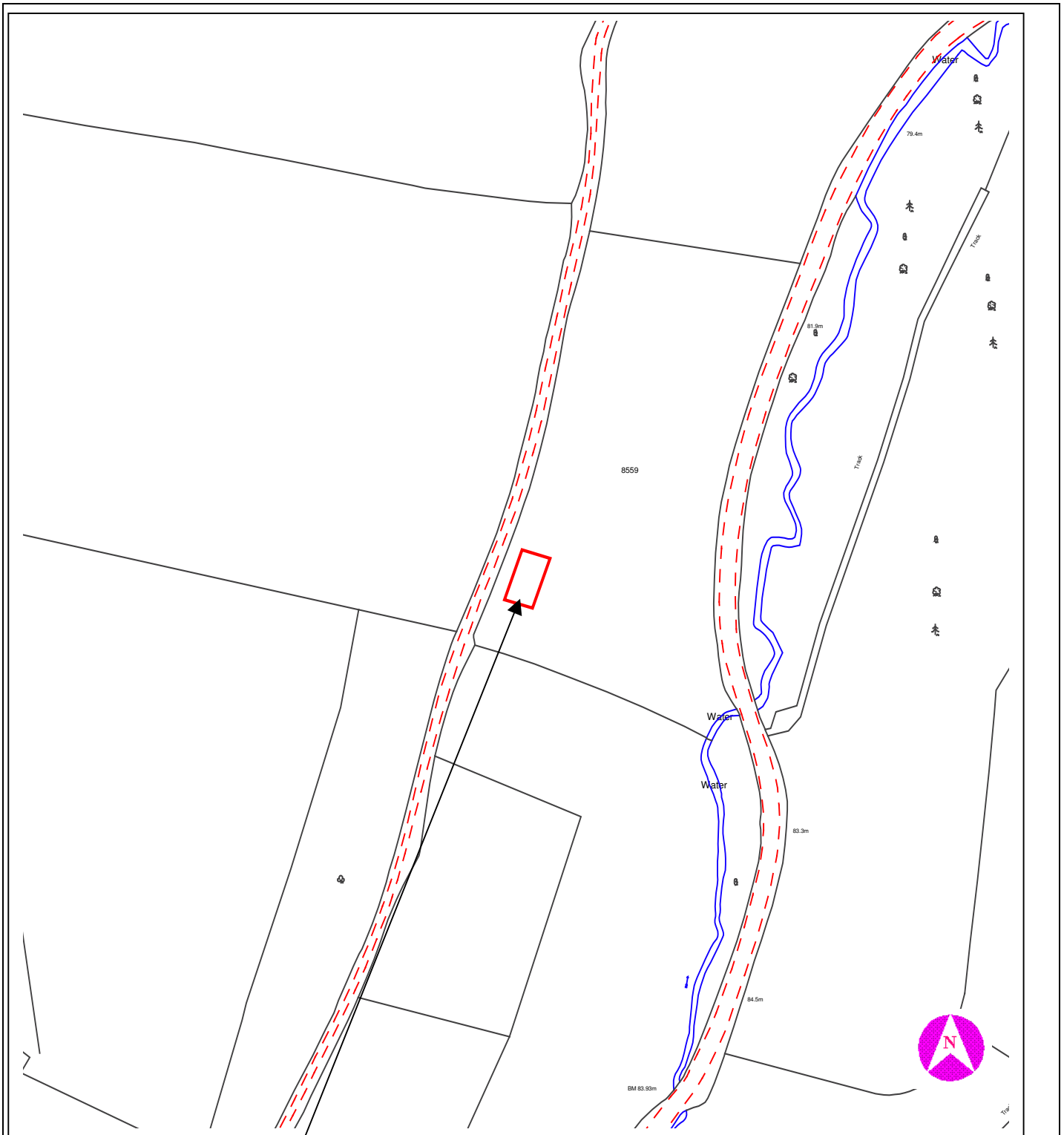
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/1188/F

SCALE : 1 : 2500

SITE ADDRESS : Land at Lyne Down, Nr. Much Marcle, Herefordshire, HR8 2NT.

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