

APPLICATION NO.	P12/V2126/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	15 October 2012
PARISH	WOOLSTONE
WARD MEMBER(S)	Yvonne Constance
APPLICANT	Mrs Helen Evans
SITE	Paddock at Woolstone Road Woolstone
PROPOSAL	Proposed barn and five stables with new road access
AMENDMENTS	None
GRID REFERENCE	429619/188534
OFFICER	Katie Rooke

1.0 INTRODUCTION

1.1 This application comes to committee as Woolstone Parish Meeting objects.

1.2 The site is located on the east / south side of Woolstone Road within the Lowland Vale. There is an existing field access at the south-west corner of the site, and on the opposite side of Woolstone Road to the west are dwellings. A copy of the site plan is **attached** at appendix 1.

2.0 PROPOSAL

2.1 The application seeks planning permission for the erection of a barn incorporating five stables, a tack room and dry food store, storage space for hay, tractor space, and grass topper and hedge trimmer space. Measuring 17.5 metres long by 10.3 metres wide, with an eaves height of 2.5 metres and a ridge height of 5 metres, the building is to be positioned towards the southern side of the site and is to be accessed via the existing site access. A copy of the application plans is **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Woolstone Parish Meeting objects to the application, making the following points:

- Sets a precedent for permanent structures on the east side of Woolstone Road.
- Sets a precedent for more accesses onto a narrow road.
- Seems to be a large building for the private stabling of five horses; risk of potential change of use to B1 (light industrial).
- Large building would stand on previously undeveloped area and will be visible from White Horse Hill.
- Prior applications have been restricted in number and their construction has been in keeping with traditional stables.
- Conclude the use would be restricted to private use as plans indicate parking for two cars only.
- Visibility splays at the access will require the removal of the existing hedge, changing the soft rural appearance of the area.
- No mention of storage or disposal of manure.
- Concern that the ditch behind the building would be the natural outlet for effluent run-off from the site.
- No mention of lighting, but assume there would be some form of lighting within and outside the building and that this would be left on overnight, which would be visible from the village and White Horse Hill.

- 3.2 Uffington Parish Council raises no objections to the application.
- 3.3 Landscape Architect raises no objections, making the following points:
- Landscape impacts within the Lowland Vale will generally be of a local scale and predominantly restricted to the views through the existing field gate.
 - The existing mature hedgerow along Woolstone Road restricts views into the site from the local road network and the size and height of the barn would not restrict views to the rising land of the AONB to the south.
 - While there would be a limited local visual impact it would not be so harmful to warrant refusal under policy NE9.
 - From the higher ground to the south within the AONB the proposal would be seen within the context of the wider farm complexes such as Stockham Farm to the east and Lambourn stud to the west.
 - The building is located to the north of an existing band of field boundary vegetation which will help to soften its visual impact.
- 3.4 County Engineer raises no objections subject to conditions.
- 3.5 Public Rights of Way Officer raises no objections stating: “Following examination of the plans supplied, the proposed application does not appear to affect any recorded public rights of way”.
- 3.6 Principal Drainage Engineer raises no objections.
- 3.7 Countryside Officer raises no objections stating: “The site is not subject to any known ecological constraints”.
- 3.8 Five letters of objection have been received, which make the following points:
- Potential for light pollution.
 - No proper thought appears to have been given to waste management removal.
 - The paddock is prone to flooding at the northern end.
 - There are already two field shelters on the site.
 - The building will be an eyesore from White Horse Hill.
 - Traffic generation is underestimated, especially if there is an element of a livery business on the proposed site.
 - How will the stabled horses be supervised and monitored at night?
 - Increase in horse traffic on a quiet country road.
 - Any development on that side of the road sets a precedent for more development.
 - There is no proposal for disposal of horse waste. There will be an increase in flies associated with it and this could be a health hazard.
 - The Woolstone Road currently suffers from large vehicles such as coaches and horse boxes. An increase in such vehicles is likely to further damage the highway surface and edges.
 - Although the application states no external lighting, concern that a building of this size would need to be supplied overhead with unsightly cables and poles or via a generator.
- 3.9 In response to the objections raised the applicant’s agent has made the following points:
- The traffic situation already exists as horses are kept in the fields that require the use of horse boxes for transportation.
 - The entrance to the fields also already exists.
 - Dry well soakaways can be built to take and store the rainwater from the building.
 - Field troughs set out for drinking in the paddocks will not increase water run-off.
 - Field ditches can be constructed to help store and drain the water when heavy rain

falls.

- Horse waste will be partly disposed of in a wormery and the remainder stored in an organic composter and re-used on the fields at a later date.
- Parking has been restricted.
- Lorries will not deliver feed to the stables as five horses can be supplied with feed by car or small trailer.
- The stables will have internal lighting and only external lighting on time delay controls for safety reasons in respect to late feeding. No external lights will be left on.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P12/V1094](#) - Withdrawn (31/07/2012)
Proposed barn with new road access.

4.2 [P08/V0263](#) - Approved (02/06/2008)
Demolition of existing ostrich pen. Erection of stables and tackroom with food store. (Re-submission). [Not implemented].

4.3 [P07/V0408](#) - Withdrawn (22/05/2007)
Erection of stables and a tack room.

5.0 **POLICY & GUIDANCE**

National Planning Policy Framework

5.1 The NPPF replaces all previous PPG's and PPS's and also indicates the weight to be given to existing local plan policies. The adopted Vale of White Horse Local Plan was not adopted in accordance with the Planning and Compulsory Purchase Act 2004, so paragraph 215 of the NPPF applies. The local plan policies that are relevant to this application are considered to have a high degree of consistency with the NPPF and should therefore be given appropriate weight.

Vale of White Horse Local Plan (adopted July 2006)

5.2 Policy DC1 refers to the design of new development, and seeks to ensure that development is of a high quality design and takes into account local distinctiveness and character.

5.3 Policy DC5 seeks to ensure that a safe and convenient access can be provided to and from the highway network.

5.4 Policy DC9 refers to the impact of new development on the amenities of neighbouring properties and the wider environment in terms of, among other things, loss of privacy, daylight or sunlight, and dominance or visual intrusion.

5.5 Policy NE9 seeks to ensure that development in the Lowland Vale will not have an adverse effect on the landscape, particularly on the long open views within or across the area.

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues to consider in determining this application are whether the principle of the development in this location is acceptable, the impact on the visual amenity of the area, the impact on the amenities of neighbouring properties, and whether there is a safe vehicular access.

Principle of development

- 6.2 The principle of constructing stable buildings at the southern end of the site has already been accepted further to the granting of planning permission P08/V0263 in June 2008. Although the form of the current proposal is different to that previously approved, the overall floor area of the proposed building is similar to the overall area of the previously approved stables, tack room and yard which formed part of P08/V0263. Equestrian uses are a common feature in this part of the district and are generally located in rural and edge of village locations. Consequently, it is considered that the location of the proposed stables is acceptable, and the nature of the use will not lead to other less appropriate developments on this side of Woolstone Road.

Impact on visual amenity

- 6.3 Although the majority of existing development in the vicinity lies to the west of Woolstone Road, the proposed building, which has the appearance of a modest agricultural barn, would be seen against the backdrop of existing mature hedgerow, which is punctuated by trees. The size and height of the proposal is such that it is not considered that views towards or from the North Wessex Downs Area of Outstanding Beauty to the south would be harmed. Overall, whilst there would be some limited local visual impact, it is not considered the proposal would have an adverse impact on the landscape character or visual amenity of the area.

Impact on neighbours

- 6.4 The nearest residential properties are located to the west of Woolstone Road, some distance from the proposed building. Therefore, there would not be any detrimental impact on residential amenity in terms of potential noise or smell. It is considered reasonable and necessary to condition that details of any proposed external lighting and the proposed means of disposal of manure and bedding be submitted for approval.
- 6.5 The stables are to be used for personal use and the scale of the building is such that it is not considered that the proposal could lead to a commercial operation which would have a potentially greater impact on nearby dwellings in terms of traffic generation. In order to ensure the site is only used for private equestrian purposes it is proposed to impose an appropriate condition.

Impact on highway safety

- 6.6 The County Engineer has raised no objections to the use of the existing access. It is not considered, therefore, that the proposal would have a harmful impact on highway safety.

7.0 CONCLUSION

- 7.1 The proposed development will not harm the visual amenity of the area, the amenities of nearby properties, or have an adverse impact on the highway safety. The proposal, therefore, complies with the provisions of the development plan, in particular policies DC1, DC5, DC9 and NE9 of the adopted Vale of White Horse Local Plan. The development is also considered to comply with the provisions of the National Planning Policy Framework.

8.0 RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. TL1 - Time limit - full application**
- 2. Planning condition listing the approved drawings**

3. **MC2 – Materials (samples)**
4. **Prior to the commencement of the development hereby approved, full details of the surface material to be used on the access, parking and turning area shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall only be carried out in accordance with the approved details.**
5. **HY7 - Car parking**
6. **HY11 – Turning space in accordance with plan**
7. **HY19 - No drainage to highway**
8. **Prior to the commencement of the development hereby approved, full details of any external lighting to be used on or around the building shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall only be carried out in accordance with the approved lighting details.**
9. **MC20 - Stables and manure**
10. **MC21 - Domestic stables**
11. **LS1 - Landscaping scheme (submission)**
12. **LS2 - Landscaping scheme (implement)**

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