

LRE/4783/6-X – Mr & Mrs Samuel. Outline application for the erection of an additional thirty stables with associated store and tackroom. New indoor riding school and ménage. Conversion of the existing bungalow on the site into two residential units. Antwicks Stud, Main Street, Letcombe Regis

The Proposal

1. The application comprises the proposed upgrading of facilities at Antwicks Stud, a former horse racing stable yard. The site has a long history of equestrian activity and is sited within the North Wessex Downs AONB. The application is in outline, however only landscaping and appearance are reserved for approval at a later date.
2. It is proposed to erect new stables around the existing stables on the site to create three separate yards for equestrian activity. There are 37 existing stables on the site and it is proposed to erect a further 30. There is a lack of suitable storage space on the site for equestrian related activity and some of the existing stables are currently used for storage. The proposed stables are sited around existing stable areas and result in enclosed yards.
3. The proposed yards would comprise a livery/eventing yard, a starter training yard and a rehabilitation yard. It is stated that each of these will be run as separate business operations and each yard has its own storage/feed building.
4. In addition to the proposed stables and associated storage facilities (for tack, bedding and machinery), it is proposed to provide an additional lunge ring (there is one on site at present), horse walker, an outdoor ménage and an indoor riding school.
5. There is a significant change in levels on the site from the south east up to the north west of approximately 5 metres. It is therefore proposed to set the indoor riding school into the ground so that the natural gradient will result in the building being much lower at the northern end and be comparable in height to the existing stables on the site. At the southern end of the site this building would have a ridge height of 8 metres.
6. There is a significant mature tree belt on the south eastern boundary of the site and it is proposed to implement a comprehensive landscaping scheme to the west of the site around the proposed indoor school.
7. In April 2010, additional plans were received which propose to subdivide the existing cottage on the site into two residential units. This would provide three dwellings on the site, the two subdivided units and the main house, which equates to the number of commercial yards proposed.
8. Extracts from the application plans are at **Appendix 1**.

9. The applicants have submitted an equine appraisal as part of their submission, carried out by Reading Agricultural Consultants. This can be viewed on the Council's website.
10. The applications come to committee as the parish council objects and due to the number of third party representations received.
11. This application was submitted in 2007 but has been held in abeyance due to ongoing discussions with the applicant, objectors, the parish council and the council's consultants, and due to the additional information submitted by the applicant.

Planning History

12. Planning permission was granted for an owner's bungalow in outline in 1980 with reserved matters approved also in 1980. The bungalow was approved as a dwelling required for on site supervision of horses and was accompanied by a legal agreement preventing the separate disposal of any of the land.
13. An extension to the bungalow was permitted in 1981.
14. Permission for 10 additional stables, a tackroom and an all weather gallop was granted in 1997.
15. An application for the conversion of stables to three dwellings was withdrawn in 2005.
16. Extension and alterations to existing dwelling and erection of a domestic garage (LRE/4783/5) was permitted in January 2007 and has been implemented.
17. Building regulations approval was granted for the conversion of two semi-detached bungalows into one bungalow in 2008 (planning permission was not required).

Planning Policies

Vale of White Horse Local Plan 2011

18. Policy DC1 of the adopted local plan requires new development to be of a high design quality in terms of layout, scale, mass, height, detailing, materials to be used, and its relationship with adjoining buildings. Policy DC6 requires all proposals for development to include hard and soft landscaping to protect and enhance the visual amenities of the site and its surroundings, and to maximise the opportunities for nature conservation.
19. Policy DC5 requires safe and convenient access and parking.

20. Policy DC9 seeks to ensure development will not unacceptably harm the amenities of neighbouring properties and the wider environment.
21. Policy E20 relates to the keeping, training and rearing of horses on a commercial basis. It states that such proposals will be permitted where proposals have a safe access, they do not result in erosion of soil and do not harm the physical characteristics of the landscape setting. Policy E20 goes on to state that requirements for new floorspace should be met through the re-use of existing buildings and, where this is not possible, new buildings will only be permitted if the scale proposed is the minimum necessary to operate the use.
22. The accompanying text to this policy recognises that there are areas within the Vale that are strongly associated with commercial equestrian uses, including Letcombe Regis, and that such uses are crucial to the Vale's rural economy. The text also states that buildings should be sited and designed to blend in with their surroundings and that the council wishes to be sure that the horse related activity has a genuine likelihood of being viable and permanent.
23. Policy E21 seeks to protect large scale equestrian enterprises.
24. Policy GS2 applies a general restriction on new buildings in the open countryside unless it is in accordance with other policies in the local plan.
25. Policy H14 permits the subdivision of dwellings provided each dwelling would have adequate amenities, and it would not harm the character of the area or neighbouring amenities.
26. Policy NE6 states that development within the AONB will only be permitted where the natural beauty of the landscape will be conserved or enhanced.

National Planning Statements

27. PPS1: Delivering Sustainable Development
28. PPS3: Housing
29. PPS4: Planning for Sustainable Economic Growth
30. PPS7: Sustainable Development in Rural Areas
31. PPG13: Transport
32. PPS25: Flooding
33. Paragraph 15 of PPS7 states that planning policies should facilitate sustainable development that supports traditional land based activities that require a countryside location whilst also ensuring that the quality of the countryside is protected.

34. Paragraph 32 of PPS7 relates specifically to equine related activities and recognises that they diversify the rural economy. It states that planning authorities should support equine enterprises that maintain environmental quality and countryside character.
35. The application site is within flood zone 1 (as defined by the Environment Agency). Given the size of the application site, PPS25 is relevant in this instance. PPS25 confirms that sites within flood zone 1 have less than a 1 in 1000 year probability of flooding in any year and it is the lowest risk area. However, a flood risk assessment is still required to accompany the application given the large size of the site, which should demonstrate how flood risk will be managed.

Consultations

36. Consultees have been consulted more than once throughout the lifespan of the application given that additional information has been submitted at various stages. The most recent comments received from the statutory consultees (and where relevant their previous comments) are as follows:
37. Letcombe Regis Parish Council has maintained their objection throughout the lifespan of the application. Their most recent comments which have sought to summarise all of their concerns are at **Appendix 2**. (received June 2010)
38. The first set of comments from the County Engineer received in November 2007 raised no objection to the proposal subject to a condition restricting the number of vehicle movements. Such a condition was not considered to be enforceable by officers. Further to the submission of amended/additional information by the applicant the County Engineer provided further comments in July 2010. These are at **Appendix 3**.
39. Principal Drainage Engineer – “In respect to the Flood Risk Assessment and drainage the position remains unchanged and the previous comments still apply, please refer to the Environment Agency’s letter dated 18 June 2008.” (received June 2010)
40. Environment Agency – “Further to my letter dated 26th March and subsequent Correspondence with the applicant we are able to remove our objection to the above proposal providing the recommended conditions are applied to any planning permission granted.” (received 18 June 2008)
41. AONB Planning Advisor – “The North Wessex Downs AONB raise no comments in respect of this proposal. Generally the development, although not modest in scale, does relate to the existing use, buildings and is seen in the context of the edge of the settlement. Should the Council be minded to approve conditions are requested to agree landscaping, all external materials and also details of external lighting. All external lighting should be kept to the very minimum and be of a very low light overspill design to protect the dark night skies of the AONB.” (received May 2010)

42. Environmental Health Officer – “Any lighting issues would be dealt with under The Clean Neighbourhoods and Environment Act 2005. Noise would be under the Environmental Protection Act 1990.” (received July 2010)
43. Given issues which have been raised throughout the lifespan of the application the Council have consulted two independent equestrian consultants to provide their comments on the proposal. Kernon Countryside Consultants provided comments in December 2007 as seen at **Appendix 4** and Sally-Ann Tinsley, Equine Consultant, provided comments in October 2008 with additional comments in April 2009 which is at **Appendix 5**.
44. As originally submitted, the application generated the following consultation responses from local residents and interested third parties.

31 letters of support for the following reasons:

- Wish to see continuation of equestrian activity in Letcombe Regis
- Site is a long established equestrian site and should be encouraged to remain so
- Existing facilities are inadequate for commercial purposes with only limited exercise and storage facilities
- The buildings will be adequately screened
- Proposed facilities are essential to ensure the stud remains competitive
- Upgrading will be of considerable benefit to the community
- Will help stop declining equestrian activity in the village
- One of the last equestrian centres of this size and such redevelopments should be supported
- Lack of high quality facilities in the area
- Facilities will enable continued equestrian use in bad weather
- Schooling of competing horse requires indoor facilities which are lacking in the area
- Proposal will support and enhance the rural economy
- Creation of additional local employment
- Introduction of a greater mix of people into the village
- Proposal could provide a suitable training facility for use by the Junior British Eventing Team
- Design is traditional, quality functional and the visual impact is minimal

14 individual letters of objection have been received. A further 11 letters have been received from two addresses. All comments are summarised as follows:

- Commercial development within the AONB and no alternative sites have been considered
- Impact of new riding school building on AONB
- No EIA has been submitted
- Adverse impact on conservation area
- Significant increase in traffic movements and impact on highway safety
- Detailed concerns over viability of proposal and business plan
- Contrary to PPS7

- Proposal is not a re-use of existing buildings and the scale is beyond the minimum necessary for business (policy E21)
- Demand could be satisfied on a more suitable site
- Volume and weight of traffic and impact on adjoining garden wall
- Traffic generation at dangerous junction
- Almost certain further applications will be submitted for residential development
- Has not been established that the current yard is unviable
- Consequence of business failure would result in housing development
- Uncertainty over staffing levels (some consider an under prediction and others an over prediction)
- Concern that commercial events will take place
- Failure to utilise existing buildings on site
- Noise and smells
- Proximity of different yards creating problems of conflict of interest for use of facilities
- Disposal of waste
- Existing racing yard is very different in nature to a livery yard in terms of vehicle movements
- Existing racing yard would only operate for six months of the year
- Livery yards generate higher traffic movements throughout the year
- Estimated that maximum daily traffic movements for existing use would be between 32 and 52 only; not 196
- Size of the indoor school is excessive when compared to other indoor schools in the area
- The lawful use of the site is that of a racing stables which is sui generis, a livery stables is also sui generis. A change from one to another, where there is a material change in use (i.e. through traffic generation) requires planning permission

3 letters expressing concern:

- Increased surface water flow to Letcombe Brook
- Should remain a night dark area and have no light pollution
- Access not satisfactory

British Equestrian Foundation:

- Supports upgrade of facilities
- Existing facilities are clearly outdated and in need of renovation
- Plans are good and should cater for a variety of equestrian uses
- There is a shortage of indoor riding facilities in the area

45. In January 2008, additional information was submitted by the applicant in respect of highways matters and a flood risk assessment. The summary of the comments below outline the additional comments received from neighbouring residents and interested third parties (and do not repeat the comments summarised above).

10 further letters of objection have been received, four of which are from the same address, on the additional grounds of:

- Development inappropriate due to its size and scale
- Out of context in terms of pollution and traffic
- Vital information concerning viability is not available
- Strongly disagree with conclusions of viability report
- Inaccurate plotting of culvert within the flood risk assessment
- Proposed mixing of three yards will not be viable
- Commercial use of indoor school and events/competitions
- Over-estimate of potential traffic movements in relation to existing use
- Significant amount of new build is beyond the 'minimum necessary' set out in policy
- These facilities are not required in order to make the existing business viable
- Figures differ from those originally submitted with the application
- There will be a substantial increase in the number of vehicle trips compared to the existing use
- There are a number of flawed assumptions in the applicant's assessment of potential vehicle movements

46. In April 2010 **additional information** was submitted by the applicant in respect of highway matters and the conversion of an existing bungalow into two bungalows. Additional comments received from neighbours and interested third parties are summarised below (they do not repeat the comments summarised above).

10 further letters of objection have been received from 7 properties on the additional grounds of:

- The staging of events would cause a totally unacceptable level of activity in the AONB, including its associated noise, activity and lighting
- The staging of events would have a dangerous impact on highway safety
- There has been a failure to address the accommodation question leading to further applications in the future
- There have been two accidents near/at the site entrance recently
- Visitors coming to events are unlikely to know the road layout and would be more likely to have an accident
- The application states that events will be limited to four per month. How will this be enforced?
- The planned events do not take into account the non-events i.e. those under the proposed threshold
- There is currently an unauthorised veterinary practice at the site
- It is unclear what the minimum number of vehicles per event is proposed to be
- As shown in the additional information submitted it is considered that the number of vehicle movements is excessive, especially given that the majority will be large horse boxes
- There would be two more houses on the site, one of which is 5 bedrooms. Surely this is too large for worker's accommodation

- The splitting of the cottage is likely to create further vehicle movements
- The business plan is now 3 years old. There is no amendment to the business plan to reflect this
- The yard has remained under-utilised which gives a total of 8 years of under-utilisation
- The onus is on the applicants to prove that the proposed business is commercially viable. Throughout their ownership of the site if it has been loss-making
- Should the business fail then the next application is likely to be one for housing

Two further letters of support have been submitted which reiterate previous comments.

The applicant has provided a response to the objection letters received which can be summarised as follows:

- Much of the correspondence repeats previous concerns often based on incorrect assumptions and interpretations
- The objectors are incorrect to suggest that the premises will be turned into a riding school. There would not be sufficient capacity in the arenas for significant external use
- Objectors have misinterpreted the vehicle movement figures
- The proposal is for a largely self-contained business supplemented by occasional off-site use
- A limit is proposed on the currently unlimited DIY liveries on site which would create less vehicle movements than the existing unlimited existing DIY use
- The splitting of the cottage would not have a significant impact on vehicle movements
- To clarify, an event is proposed to involve 15 horse boxes
- Visiting boxes will be in the minority and it is considered that there is sufficient on site parking to accommodate these

In terms of viability, this has now been tested by the applicant's consultants and two independent consultants on behalf of the council who have supported the viability of the proposal

Officer Comments

Principle

47. The site has an established commercial equestrian use and since gaining control of the site the applicants have operated a mixed equestrian commercial business from the site.
48. The principle of continued equestrian use of the site is to be supported as it is a long standing equestrian use in an area the Local Plan specifically recognises as making an important contribution to the rural economy. Given the number of existing stables on the site it is considered to be a large scale commercial equestrian establishment, and Local Plan Policy E21 seeks to

resist the loss of such facilities which are considered to make an important contribution to the rural economy of the Vale.

49. The applicants have sought to justify the proposed vehicle movements on the basis of the likely fall-back position which they state is full DIY livery, together with the utilisation of the existing equestrian facilities on the site which are not currently restricted. Whilst this issue will be addressed later, it is considered important to address the principle issue in the first instance. The site historically has been used as a racing stables, although since the site has been within the ownership of the applicant this has become more of mixed use commercial equestrian centre. In any event the use of the site as racing stables does not require the owner to provide a certain type of livery for the horses and there are no planning restrictions on the existing site preventing one type of livery stable. Whilst other uses such as a riding school or a stud farm may result in a material change of use, in this instance the primary task of both racing and livery would be to look after the horses. It is, therefore, considered that no material change of use would occur if the existing stables were to be used for livery. Given that there are no current restrictions on how horses can be looked after on the site (i.e. full livery or DIY livery), it is considered that the use of the existing stables for full DIY livery is a reasonable fall-back position which should be considered as part of the assessment of this application. The Council's solicitor who concurs with this view.

Impact on AONB

50. The application proposals were subject to lengthy scrutiny to specifically consider their impact on the AONB, and the AONB Planning Advisor has been consulted.
51. Most of the new buildings have been sited adjacent to existing buildings on the site and they are of a scale comparable to the existing buildings. They are sited to form enclosed yards, with store/tack rooms sited immediately adjoining these yards. Officers consider that the proposed additional stable and store buildings will be a consolidation of existing buildings on the site and would not have a significant impact on the landscape quality of the AONB.
52. The major new build element is the proposed indoor riding school. This is sited at the west of the application site and is detached from the main group of stable and store buildings (both existing and proposed). At its highest, it is approximately 8m to the ridge. However, there is a change in levels across the site of nearly 5m and the building will be set into the gradient of the land. By doing this the prominence of this building and its impact on the landscape quality of the AONB is greatly reduced.
53. It is considered that the section drawings demonstrate the officers opinion that the proposed indoor riding school would not be obtrusive or harmful to the AONB. They show that the height of the building will only be marginally above the height of the existing stables on the site. This design, coupled with a set of

landscape proposals will ensure that the landscape quality of the AONB will not be adversely affected.

Transport

54. The Highway Authority acknowledges that the existing access does not meet required standards and due to land ownership issues the visibility splays of the access cannot be improved. It is therefore considered that any intensification of the existing access is likely to raise concerns. When considering issues of transport it is essential to bear in mind that whilst the current number of users of the site may be low it could be used much more intensively without the need for any further planning permissions i.e. the fall-back position as discussed above. In addition to the fall-back position of full DIY livery, the site has no restrictions on the number of events which could be held and the number of external users of the existing lunge ring, gallops and other facilities on the site.
55. Based on the fall-back position of the site compared to the proposed use the applicants have submitted a detailed estimate of vehicle movements. Officers consider that a 'most likely' figure should be used instead of a 'worst case scenario' figure, as this would portray a more realistic fall-back position.
56. The County Engineer has considered this information and are content that it is accurate and reasonable. On this basis the proposed use is not considered to create more vehicle movements than the stated fall back position, provided the proposed development is controlled by condition. It is therefore not considered reasonable to raise objection to the application on the basis of vehicle movements. It is considered to be reasonable and necessary to control this in a number of ways as recommended by the County Engineer i.e. the number of DIY livery stables should be restricted to no more than 10 and that the number of events should be restricted to one per month. The figure of 15 horse boxes constituting an event is considered to be arbitrary and may result in the ability to hold a number of smaller events with fewer than 15 horse boxes. It is therefore considered to be reasonable to describe an event as one which is advertised externally with no lower limit on the number of horse boxes. Given that this is an equestrian business it is considered unreasonable to require no events to be held, especially given that there are no current restrictions. It is, however, considered to be reasonable and necessary to limit events to one per month to restrict vehicle numbers to and from the site. The County Engineer also proposes a number of other highway conditions relating to parking, turning and safety within the site.

Viability & Scale

57. Policy E20 of the Local Plan requires proposals for the keeping, rearing and training of horses not to harm the physical characteristics of the landscape setting. The policy and accompanying text set two 'tests' that need to be satisfied. Because of these 'tests' your Officers have instructed two expert

equestrian consultants to consider the submission, and the later consultant has also taken into account the representations received.

58. The first test is set out in the Policy and states that where existing buildings cannot be used, new buildings will only be permitted if their scale is the minimum necessary to operate the use. In respect of this 'test' it is essential to bear in mind that the site has a long history of equestrian use and the proposal is not a new equestrian activity on a new site, and that a proportion of the proposed stables/stores are required as some of the existing stables are currently used for storage.
59. The second 'test' is referred to in the accompanying text to Policy E20 and states that the council needs to be assured of the long term permanence of the proposals for horse related development.
60. The first consultant instructed by the Council to consider these issues, Kernon Countryside Consultants, has prepared a report which is attached at **Appendix 4**. As is commonplace for this type of application, some of the information which both equestrian consultants considered is confidential and so has not been available for officers or third parties to see.
61. Kernon's conclude that there is a lack of suitable storage facilities on the site. Although considerable investment has been made to upgrade further investment is required in order to modernise the facilities on the site. This would inevitably involve a number of new buildings for tack, bedding, storage and staff. Kernon's also state that the projected cash flows for the proposals are soundly planned and have a genuine likelihood of viability and permanence.
62. Kernon's considered what facilities may reasonably be concluded to be the minimum necessary in accordance with Policy E20. Based on the requirements to upgrade existing facilities and provide a viable business it is concluded that the facilities proposed are the minimum required. Kernon's also concludes that the indoor school (at the scale proposed) will be important to the overall viability of the proposals due to the rates that could be charged.
63. Due to the objections received from neighbours and the Parish Council, and given the time the application has been held in abeyance, a second equestrian consultant has been instructed to provide comments on the proposal and the representations. This report by Sally-Ann Tinsley is at **Appendix 5**.
64. Sally-Ann Tinsley has suggested that further information is required relating to the financial viability of the existing business. Whilst these comments are noted this is not considered to be one of the tests of Local Plan Policy E20. Policy E20 is an enabling policy to allow for the expansion of established commercial equestrian businesses to aid the rural economy, and the correct test is whether the proposal has a long term permanence. Sally-Anne Tinsley raises concerns that the use of the three yards as proposed is too specific and this could lead to problems in attracting tenants. However, it is difficult to

quantify these concerns given that any interest from tenants at this stage is speculative until planning permission is granted and the development is built. Furthermore specific uses may not be a materially change of use to what is now proposed.

65. Sally-Ann Tinsley suggests that the applicant may wish to consider making adjustments to the business plan in view of the length of time the application has been held in abeyance. In this regard the applicant has stated: "we have reviewed our plans in response to (Sally-Anne Tinsley's) comment and can confirm that they remain sound. The reason for this is that the plans are based on a deliberately pessimistic view anyway, and hence we have effectively taken the current downturn into consideration. I would also observe that the downturn has not caused any significant problem for our current clients. Finally, I would point out that it is reasonable to assume that any downturn will only apply for the short to medium term, whereas our plans have been made for the long term". Given the level of investment which would be required if this proposal were to be successful, it is not considered likely that such a development would be implemented if it had a reasonable or likely chance of failure. Given the previous comments received from Kernon Countryside Consultants, the information from the applicant and those from Sally-Anne Tinsley, officers are of the opinion that the proposal has a reasonable likelihood of long term permanence.
66. Officers note the concerns from local residents regarding the redevelopment of the site for housing if the proposed development for commercial equestrian facilities was not successful. However, this is not a relevant consideration as part of this application. Nevertheless, Committee is aware that the site lies within the open countryside where restrictive national and local housing policies apply.
67. After seeking further information from Sally-Anne Tinsley on the size of the proposed indoor school, given its proposed specialised nature, it is considered reasonable to conclude that it is the minimum necessary for its requirements to attract a suitable tenant for the yard/s. Neither consultant has raised concerns regarding the level of additional stables and other facilities proposed in terms of the minimum necessary.

Accommodation

68. Both equestrian consultants and officers have raised concerns as to whether the proposal would result in the need for further accommodation on the site. In making this assessment, the two unauthorised mobile homes on the site have not been taken into account. The existing site therefore benefits from a main dwelling which is already tied to the holding and a bungalow. This bungalow was converted from two to one dwelling in 2007 without the need for planning permission.
69. This application has been amended and now proposes to convert the bungalow back into two dwellings. It is considered that each dwelling would have a reasonable level of internal and external amenity and no objections

are raised to this conversion. It is considered that the provision of three dwellings on the site would accommodate the on-site staffing presence which would be required for the running of three commercial yards. As stated above the main house is already tied to the holding but it is considered to be reasonable and necessary to tie the two proposed units to the business and the holding to ensure that they are retained for onsite staff accommodation. It is also considered to be reasonable and necessary to secure the removal of the existing mobile homes on the site and the applicant has agreed that this can form part of a legal agreement. Given that each dwelling would not be limited to be used in relation to a specific yard it is considered that the legal agreement should also ensure that the site remains in single overall ownership.

Flooding

70. Initial objections were raised by the Environment Agency and the council's drainage engineer with regarding flooding. However the applicant has subsequently submitted a flood risk assessment and accompanying details relating to a sustainable drainage system. The Environment Agency and the drainage engineer are now satisfied with the proposal and have withdrawn their objections, subject to imposing conditions on any permission granted.

Other Matters

71. The site is already an established commercial equestrian facility, therefore its continued use as such is not considered to raise any fundamental concerns regarding neighbour amenities. Whilst it is appreciated that the site would be used more intensively than it is at present, Committee needs to bear in mind the fall-back position. The number of events is proposed to be restricted to one per month to limit the overall vehicular movements and it is considered that this level of events would not have a harmful impact on neighbour amenities. Officers have consulted environmental health and it is considered likely that any events would be held to the north of the site, the furthest distance from the village. In any event the environmental health officer considers that light and noise is unlikely to be an issue from events given that it is proposed to restrict their number to one per month. However if this does become an issue for nearby residents it is considered that it can be investigated and controlled if necessary through environmental health legislation.
72. Given the location of the site within the North Wessex Downs AONB and in the open countryside potential light pollution needs to be controlled. However, as the appearance of the buildings is not a consideration within this outline application this issue can be addressed by any future detailed application. Given that outside events are likely to be held in daylight hours it is considered to be unreasonable to restrict outside lighting. Any floodlighting would require planning permission and none is proposed as part of this application.

73. Officers note that a veterinary practice is currently operating from the site and this is currently being investigated. This is not considered to have a bearing on the current application and if this requires planning permission an application would be invited and the merits of the case assessed at that time.
74. All issues have been taken into consideration by officers, the relevant local and national policies, transport, the visual impact on the AONB, neighbour amenities, the level of accommodation on the site and any likely need, flooding and all representations received. After careful consideration it is considered that the proposal is acceptable and therefore the officers recommendation is to grant planning permission.

Recommendation

that the decision to grant planning permission be delegated to the Chair, Vice-Chair and head of planning subject to the completion of a S106 legal agreement and the following conditions.

- 1 TL2 Time Limit – Outline Application***
- 2 OL1 Standard Outline 'details'***
- 3. Slab level of riding school to be submitted***
- 4. A maximum of ten DIY liveries to be operating from the site, details of which to be submitted and approved in writing.***
- 5. Submission of details of passing bays and a rumble strip.***
- 6. Submission of a parking and turning plan.***
- 7. Restriction of no more than one event per month (an event is considered to be one which is advertised externally)***
- 8. RE8 Submission of drainage details (incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development)***
- 9. No spoil/materials deposited or stored on part of site liable to flooding***
- 10. No raising of ground levels on part of site liable to flooding***
- 11. A detailed plan of the storage and disposal of manure and stable waste shall be submitted and approved***
- 12. Details of any soakaways to be submitted and approved***

Informatives

1 Issues of materials, landscaping and the provision of blinds in the indoor school will be addressed as part of any future detailed application which would be required to assess the appearance and landscaping of the proposal.

2 The Environmental Health officer advises the applicant to take due consideration to neighbour amenities when holding events at the site.

Minutes

of a meeting of the

Development CONTROL COMMITTEE

held at the Guildhall, ABINGDON on
Wednesday, 4TH AUGUST, 2010 at 6.30pm



Open to the Public, including the Press

Present:

Members:

John Woodford (Vice-Chair), Paul Burton, Roger Cox, Jenny Hannaby, Anthony Hayward, Bob Johnston (Chair), Sue Marchant, John Morgan, Jerry Patterson, Val Shaw, Margaret Turner, Chris Wise and Terry Cox.

Substitute Members: Councillor Patrick Lonergan

Officers: Martin Deans, Laura Hudson, Emma Parkes, Mike Gilbert and Claire Litchfield.
Fariq Ahmed County Engineer, Oxfordshire County Council.

Number of members of the public: 35

DC.12 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Richard Gibson, with Councillor Pat Lonergan in attendance as substitute.

DC.13 MINUTES

The minutes of the meetings held on 31 March 2010 and 9 June 2010 were adopted and signed as a correct record.

DC.14 DECLARATIONS OF INTEREST

The following interests were declared:-

Councillor	Item	Interest	Nature
Jenny Hannaby	15	Personal	She was a town councillor and had attended a meeting, but not taken part in the meeting, that

			had considered the application.
John Morgan	10	Personal	He two of the speakers, Mr Christopher Boreham (an objector) and Chris Strang (the agent) were known to him.

DC.15 URGENT BUSINESS AND CHAIR'S ANNOUNCEMENTS

None

DC.16 STATEMENTS AND PETITIONS FROM THE PUBLIC ON PLANNING APPLICATIONS

It was noted that 13 members of the public had given notice that they wished to make a statement to the Committee.

DC.17 STATEMENTS, PETITIONS AND QUESTIONS FROM THE PUBLIC ON OTHER MATTERS

None.

DC.18 MATERIALS

None

DC.19 SHR/878/1 PROPOSED SINGLE STOREY EXTENSION TO SIDE, REAR & FRONT. PROPOSED TWO STOREY FRONT EXTENSION. 3 VICARAGE LANE, SHRIVENHAM, SN6 8DT

The applicant had given noticed that she wished to speak, however was not in attendance.

The committee considered that the impact on light was not an issue and disagreed with the comments of the Parish Council. One member commented that there was ample room for the extension and there would be no resulting adverse impact.

RESOLVED (by 15 votes in favour)

to grant planning permission in respect of SHR/878/1 subject to the following conditions:

1. *TL1 – Time limit*
2. *RE1 – Matching materials*
3. *RE28 – Obscured Glazing (Opening)*
4. *RE24 – Rooflight sill height (extension)*

DC.20 BUC/3241/8 -CONSTRUCTION OF STABLE AND ASSOCIATED WORKS. EAST COTTAGE, STANFORD ROAD, BUCKLAND SN7 8QL

The committee received and considered the officer's report and noted the objection of the parish council. Officers confirmed that the proposed retention of a section of the hardstanding, which was subject to enforcement action was reasonable, given that it was proposed to be used as an area for cleaning and grooming of a horse.

RESOLVED (by 15 votes to nil)

to grant planning permission in respect of application BUC/3241/8 subject to the following conditions:

- 1 *TL1 – Time Limit*
- 2 *MC3 – Materials in Accordance with Application*
- 3 *RE6 – Boundary Details*

DC.21 LRE/4783/6-X OUTLINE APPLICATION FOR THE ERECTION OF AN ADDITIONAL THIRTY STABLES WITH ASSOCIATED STORE AND TACKROOM. NEW INDOOR RIDING SCHOOL AND MÉNAGE. CONVERSION OF THE EXISTING BUNGALOW ON THE SITE INTO TWO RESIDENTIAL UNITS. ANTWICKS STUDD, MAIN STREET, LETCOMBE REGIS

Councillor John Morgan had declared a personal interest in this item and in accordance with Standing Order 34 remained in the meeting.

Officers advised that since writing the report a further 4 letters had been received, two from neighbours, one from the campaign to protect rural England and one from Councillor Andrew Crawford. It was reported that a further letter had been received from Antwick House and had been circulated to all Members.

Additional comments raised in these letters, which had not already been raised in the report were as follows:

- Point 4 of the case officers report states horsewalker when in fact two are proposed.
- Sally-Anne Tinsley states that dimensions of 65m by 35m are in excess of that required for a trainer to school a horse which is contrary to what is stated in the officers report
- The officer's report states that neither consultant has raised concerns regarding the additional stables and facilities, however Sally-Anne Tinsley states there is no apparent justification for increasing the number of stables.
- The officers report considers that three dwellings on the site would meet the accommodation needs, however one of the dwellings is the applicants house and they would not run a commercial yard, therefore on-site staff accommodation is deficient

- A condition should be imposed which would ensure a maximum level of vehicle movement
- The application does not appear to restrict the size of an event.
- The extent to which the recession may impact viability is untested
- Monitoring of events will become impossible.

Officers had considered these additional representations and made the following comments in response.

- The application does proposed two horsewalkers therefore an 's' needs to be added to horsewalker at point 5 of the officer's report
- Whilst Sally-Anne Tinsley did initially state that she considered an indoor school of 65by35 to be excessive required by a trainer, in the further comments submitted by Sally-Anne Tinsley she states 'if the requirement is to have an indoor school large enough to accommodate a showing jumping course then this is an entirely different requirement. In that case a larger arena is needed.
- Sally-Anne Tinsley's comment in regard to the justification of the stables is considered to relate to the viability of the existing yard. Officers consider this is addressed at point 64 of the officer's report.
- The existing main bungalow on the site is tied to the holding and it is proposed that the second bungalow is subdivided and restricted to equestrian workers on the site. Officers consider that the provision of three dwellings is sufficient to meet the needs of the site and therefore must be managed accordingly as the provision of any further dwelling would not be looked upon favourably. Officers proposed an informative to this effect. It should be noted that officers have assessed the accommodation needs as the worst case scenario and it may be the case that yards share the night time staff requirements.
- Officers do not consider that a restriction on the number of vehicle movements is enforceable. Instead officers have assessed the vehicle movements submitted for the proposed use and consider these are acceptable in the context of the fallback position.
- Whilst no upper limit for the size of an event is proposed, the number of events is proposed to be restricted to one per month. Bearing in mind there are no limits on the number and size of events which could be held at the existing site Officers consider that one event per month is reasonable in terms of vehicle movements and neighbour impacts, as expressed at points 56, 71 and 72 of the officers report
- Officers consider that the restriction of one event per month can be enforced, and it is considered that an event should be considered as one which is advertised externally. Officers would consider that any electronic advertising which would be aimed at those not currently stabled at the site would be external advertising.
- Officers consider that the current and future viability of the business has been taken into consideration and is detailed in the viability and scale section of the officers report.
- The CPRE have raised objection to the proposal on AONB and traffic grounds. Officers consider that these issues are addressed in the report and it should be noted that the AONB advisor has not raised objection to the proposal.

Peter Collins spoke on behalf of the parish council objecting to the application. He raised concerns relating to access, increased traffic movements, the enormous size of the proposed arena and concern about the financial viability of the business.

Christopher Boreham made a statement to the Committee, objecting to the application. He raised concerns regarding the size of the proposed development, the viability of the business model, the speculative nature of the interest from tenants and the fact that the development was contrary to policy.

Chris Strang made a statement on behalf of the applicant, in support of the application. He advised that the application supported the local plan policy in that it supported the rural economy of the Vale. He stated that there were no objections to the proposed conditions, and there had been no objections from the Highways officer, subject to conditions 4-7.

Councillor Andrew Crawford made a statement as local member. He raised concerns regarding the access, which he considered to be dangerous. He stated that conditions 4-7 did not necessarily restrict the traffic at events as there were no restrictions on the number of visitors. He raised concerns over the viability of the business; however he supported the development of rural businesses in the area.

Some members commented that they were concerned about the access. The County Engineer Fariq Hamed was in attendance. He stated that the access fell short of standards; however there had been no recorded injury accidents at that point. He advised that it was appropriate to manage vehicle movements by imposing conditions, details of events being required by planning and highways officers.

One member commented that he was concerned about the scale of the development relative to the existing development. He stated that if one event was not successful, there would be financial pressures on the applicant to seek more events. He considered that the financial viability of the business was not certain and felt he could not support the application.

Officers advised the committee that the intentions of the applicant with regards to the business should not be considered. However it was advised that the financial viability of the business was relevant, as it was important that the development functioned and the site was used for purpose so as not to become a "white elephant".

Some members expressed excitement and support for the application on the basis that it would provide support for the rural economy and were satisfied that the conditions addressed the concerns over access.

One member suggested that a Grampian condition should be added to the conditions, to ensure that all improvements to on site access should be completed prior to the commencement of development.

The chairman moved the officer's recommendation, with an additional amendment requiring that the provisions of condition 5 requiring all on site access improvement works to be completed prior to the commencement of development.

RESOLVED (by 13 votes in favour to 2 votes against)

that the decision to grant planning permission be delegated respect of application LRE/47836/6-X to the Chair, Vice-Chair and head of planning subject to the completion of a S106 legal agreement and the following conditions.

- 1 TL2 Time Limit – Outline Application
- 2 OL1 Standard Outline 'details'
3. Slab level of riding school to be submitted
4. A maximum of ten DIY liveries to be operating from the site, details of which to be submitted and approved in writing.
5. Submission of details of passing bays and a rumble strip. All on site access improvement works to be completed prior to the commencement of development.
6. Submission of a parking and turning plan.
7. Restriction of no more than one event per month (an event is considered to be one which is advertised externally)
8. RE8 Submission of drainage details (incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development)
9. No spoil/materials deposited or stored on part of site liable to flooding
10. No raising of ground levels on part of site liable to flooding
11. A detailed plan of the storage and disposal of manure and stable waste shall be submitted and approved
12. Details of any soakaways to be submitted and approved

Informatives

1 Issues of materials, landscaping and the provision of blinds in the indoor school will be addressed as part of any future detailed application which would be required to assess the appearance and landscaping of the proposal.

2 The Environmental Health officer advises the applicant to take due consideration to neighbour amenities when holding events at the site.

DC.22 HAR/10335/14 & HAR/10335/15-LB CHANGE OF USE OF EXISTING BARN TO RESIDENTIAL USE INCLUDING REFURBISHMENT & ALTERATIONS. PILLAR HOUSE, HIGH STREET, HARWELL, OX11 0ET

Mr D Marsh spoke on behalf of the Parish Council objecting to the application. He raised concerns on the grounds of additional traffic movements and the burden of parking on Hengest Gate.

Mr Spence made a statement to the Committee, objecting to the application. He echoed the concerns of the parish council with respect to traffic, parking on Hengest Gate and road safety.

Following discussions the Committee was satisfied that the conditions proposed by Officers addressed the concerns of the objectors, in particular condition 5, which required the parking space within the gates of the property to be kept free of obstruction.

RESOLVED (by 15 votes to nil)

to grant planning permission in respect of application HAR/10335/14 subject to the following conditions:

- 1 TL1 – Time limit – full application*
- 2 MC3 – Materials in accordance with application*
- 3 CN9 – Submission of joinery details*
- 4 CN8 – Submission of details*
- 5 The parking and turning space shown on drawing number 1054-p01 rev.A shall be kept permanently free of any obstruction to such use.*
- 6 RE12 – Ancillary accommodation*

and to grant listed building consent in respect of application HAR/10335/15-LB subject to the following conditions:

- 1 TL4 – Time limit – listed building/conservation area consent*
- 2 MC3 – Materials in accordance with application*
- 3 CN9 – Submission of joinery details*
- 4 CN8 – Submission of details*

DC.23 ASH/12500/2 SINGLE STOREY SIDE AND REAR EXTENSIONS AND REMODELLING OF EXISTING COTTAGE. MILLERS THATCH, KINGSTON WINSLOW, ASHBURY, SN6 8NQ

Mrs June Wilmers made a statement to the Committee objecting to the application. She considered that the proposed large extension to Millers Thatch was very large and the flat roof was out of keeping with the character of the property.

Mr Weston made a statement to the Committee objecting to the application. He advised that the length and height of the proposed extension was overbearing on his adjacent property. He expressed concern that his property would lose access to sunlight and that no mention had been made of the shared septic tank arrangements in the proposal.

Councillor Yvonne Constance made a statement to the Committee as ward member objecting to the application. She commented that every member of the parish council had objected to the application. She raised concerns about the large scale of the proposed extension, the flat roof being out of character, the effect on neighbouring properties in terms of loss of light. She suggested that the application was not in line with policies DC1 and DC9 and was unacceptable.

Some members considered that the scale of the extension was too large and whilst appreciating the quality of design, considered that the impact on the neighbouring properties would be harmful. Some members commented that the fact that the garden sloped down and that the wall would be facing east meant that there would be an unacceptable loss of light to the neighbouring property.

On the officer's recommendation being moved by the Chair the voting was as follows:

FOR 3
AGAINST 12

The motion was declared lost.

Councillor Jerry Paterson proposed and Councillor Terry Cox seconded and it was

RESOLVED (by 12 votes in 3)

that Officers draft reasons for refusal to return to the next scheduled Development Control meeting for approval by the Committee. The reasons should address the unacceptable impact on the neighbouring properties due to the length and height of the proposed extension.

DC.24 SUT/14286/5 - ERECTION OF A NEW TRIPLE GARAGE AND ASSOCIATED PARKING/DRIVEWAY. 19 HARWELL ROAD, SUTTON COURTENAY, OX14 4BN

Parish Councillor William Hanks made a statement on behalf of the parish council, objecting to the application. He raised concerns regarding the impact of the proposal on the neighbouring property, no 17 Harwell Road, in terms of noise, pollution and increased traffic movements.

Members considered that the impact of the proposed development was acceptable and that the concerns of the parish council was addressed by the conditions proposed by officers. One Member was not convinced that the impact would be minimal and did not feel able to vote in favour of it.

RESOLVED (by 14 votes to nil with 1 abstention)

to grant planning permission in respect of application SUT/14286/5 subject to the following conditions:

- 1 TL1 – Time limit
- 2 MC2 – Materials
- 3 RE11 – Garage accommodation
- 4 RE12 – Ancillary accommodation
- 5 LS1 – Landscaping (submission)
- 6 LS2 – Landscaping (implementation)

DC.25 SAH/19550/1 PROPOSED ALTERATIONS AND EXTENSIONS TO FORM CHALET BUNGALOW AND ERECTION OF DOUBLE GARAGE. 88 BARROW ROAD, SHIPPON OX13 6JF

Parish Councillor Madeline Russell addressed the Committee objecting to the application on behalf of the parish council. She raised concerns that the applicant was using the property for business purposes to trade motor vehicles. She advised that the District Council's enforcement team had been asked to investigate.

Whilst members expressed sympathy with the parish council and neighbours regarding the enforcement issues, one Member commented that Committee should look at the application before it, and that enforcement issues were separate from planning applications.

In response to a question raised by the Committee, Officers confirmed that the proposed extensions were in accordance with the GS3 policy relating to limits on the volumetric limit on the size of extensions.

RESOLVED (by 15 votes to nil)

to grant planning permission in respect of application SAH/19550/1 subject to the following conditions

1. TL1 – Time limit
2. RE1 - Materials to match
3. RE21 - Window sill height
4. RE28 – Obscure glazing

DC.26 WAN/20344/1 PROPOSED TWO STOREY REAR EXTENSION. APPELYARD, 13 HALLETT CLOSE, WANTAGE, OX12 8EJ

Councillor Jenny Hannaby had declared a personal interest in this item and in accordance with Standing Order 34 remained in the meeting.

Mr McCrohan, the applicant addressed the Committee in support of the application. He advised that there were other houses on the street that had larger footprints that what was proposed. He disagreed that the extension would appear bulky or prominent.

Councillor Julia Reynolds addressed the committee as ward member. She stated that having visited the property she considered that the application should be approved as it was of good quality and would not dominate its surroundings. She commented that the housing in the street were of varied design.

Some members of the Committee commented that they could not see any demonstrable harm arising from the proposed application. Some members agreed with the speakers that they did not consider the plans would result in a bulky and dominating extension.

Some members commented that they considered the span of the extension would be wide and would therefore be bulky and would dominate the street scene.

On the officer's recommendation being moved by the Chair the voting was as follows:

5 For
10 Against
0 Abstentions

the motion was declared LOST.

It was proposed by Councillor John Morgan and seconded by Councillor Terry Cox and it was

RESOLVED (BY 11 votes to 4)

to delegate the decision to grant planning permission in respect of application WAN/20344/1 be delegated to officers in consultation with the Chair and Vice Chair of the Development Control committee together with the Local Members.

DC.27 SUT/20738/7 - KINGERLEE HOMES LTD. PROPOSED DOUBLE GARAGE PLUS STORE AND SHOWER ROOM WITH OFFICE/PLAY ROOM IN LOFT SPACE OVER. LAND ADJ TO THE MANOR HOUSE, CHURCH STREET, SUTTON COURTENAY OX14 4PA

William Hanks made a statement to the committee on behalf of the parish council, objecting to the application. He raised concerns regarding the effect of the development on the grade 1 listed buildings which were in proximity to the site, the scale of the development.

Nicholas Richardson made a statement objecting to the application. He commented that the whole development had a detrimental impact on the village. He raised concerns regarding the scale of the development, stating that larger buildings changed the character of the village. He commented that the fact that the developer had already commenced work made a mockery of the planning system.

Officers advised the committee that commencement of works prior to obtaining planning permission was not condoned and that any work was undertaken at the risk of the developer, however was not a consideration for the committee.

Some members considered that the buildings on the site were attractive and did not adversely affect the village scene. Some members commented that having visited the site they were disappointed with the current tree cover. Members were concerned that the developer should only be able to use the building as ancillary accommodation.

The Chairman moved the officer's recommendation, with an additional condition to retain the garage as ancillary accommodation.

RESOLVED (By 15 votes to nil)

to grant planning permission in respect of application SUT/20738/7 subject to the following conditions:

- 1. TL1 Time limit*
- 2. MC2 Submission of materials*
- 3. RE12 – Ancillary accommodation*

DC.28 STA/21077/1 CONVERSION OF EXISTING DWELLING AND OUTBUILDING INTO THREE SEPARATE DWELLINGS INCLUDING DEMOLITION AND EXTENSIONS, AND ALTERATIONS TO EXISTING ACCESS. STANFORD MILL, FARINGDON ROAD, STANFORD IN THE VALE SN7 8NN

Officers advised that a pond on the opposite site of the A417 from the property, formed part of the application site. It was noted that suggested conditions from the Environment agency were outstanding.

Ken Whiting, the applicant's agent made a statement in support of the application. He advised that consultations and negotiations had been ongoing with the Environment agency and planning officers since 2008. He confirmed that the application would be sympathetic and restorative.

It was noted that the parish council had objected to the application, raising concerns regarding flooding, access and egress, the additional pressures on drainage.

One member welcomed the concept of improving the dwelling and expressed his support, subject to any issues of flooding being resolved. Other members agreed that the design was sympathetic and considered that the conditions addressed their concerns regarding flooding,

One member commented that the site was large enough to accommodate the proposed development and that access was acceptable.

One member considered that the materials for the proposed bridge should be specified as stone to ensure the quality of the design. Other members agreed with this proposal.

The Chair moved the Officer's recommendation, with an additional condition that the bridge shall be built in stone.

RESOLVED (by 14 votes in favour to 1 against)

to grant planning permission in respect of application STA/21077/1 subject to the following conditions and any additional conditions required by the Environment agency.

1 TL1 – Time Limit

2 MC2 – Submission of Material Samples

3 RE6 – Boundary Details

4 Prior to the commencement of development, full details of the design, materials and finish of all windows, window sills and lintels, external doors and rainwater goods and the treatment of all verges and eaves of the building(s) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with the approved details.

5 RE2 – PD Restriction on Dwellings – Extensions and outbuildings

6 MC24 – Drainage Details (surface and foul water)

7 MC29 – Sustainable Drainage Scheme

8 No development shall commence on site until the vehicular access and visibility splays hereby approved and shown on approved drawing number 0308RCN 2 Rev D have been provided and a replacement hedge planted along the line of the new visibility splay to the north west of the site access. Thereafter, the visibility splays shall be permanently maintained free from obstruction to vision.

9 HY19 – No Drainage to Highway

10 the bridge shall be constructed with stone

11LS1 – Landscaping Scheme (submission)

12LS2 – Landscaping Scheme (implementation)

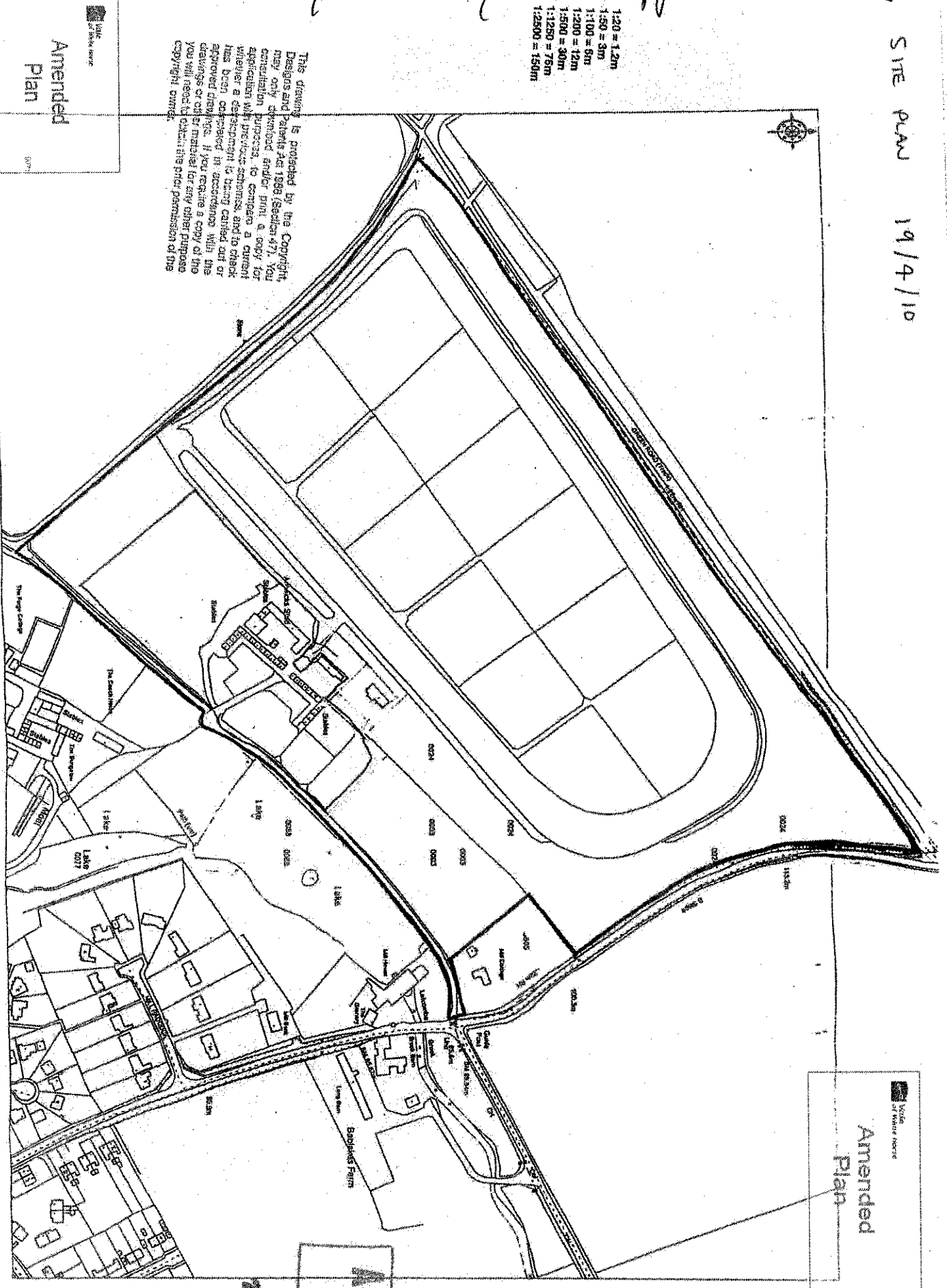
The meeting rose at 9.45 am

P07/V1205/0 Appendix 2

SITE PLAN 19/4/10

- 1:20 = 1.2m
- 1:50 = 5m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 30m
- 1:1250 = 75m
- 1:2500 = 150m

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MATE OF WAIRIKI NORTH
Amended Plan

AMENDED PLAN

21 APR 2010
L2E/14783/6
07/01205/0/07

01 Avenue

A3

PO7/V1205/0

Appendix 3

Appendix 3. Oxford County Council Highway Engineer
Comments.

E-mail.

From: Jones, HuwV - Environment & Economy - Highways & Transport [mailto:HuwV.Jones@Oxfordshire]
Sent: 14 June 2012 15:37
To: Samuel, MG, Martin, JQC4X R
Cc: Hamid, Farakh - Environment & Economy - Highways & Transport; Mike Gilbert
(mike.gilbert@southandvale.gov.uk)
Subject: RE: Antwick Stud

1

Martin

Having analysed and consulted with colleagues I have the following comment to make:-

This application has been the subject of significant discussions over a long period of time with regards to highways matters, and in particular the traffic associated with the extant use of the site and that from the proposed the subject of this application.

Given the difference of opinion on the traffic figures for the extant site, between the applicant, the LHA and the VOWHDC Consultant (Sally Ann Tinsley), I would suggest that the only outcome is to acknowledge that there may not be a definitive answer that can inform the trip generation of the existing use and its worst case scenario.

In light of this it therefore seems reasonable, in the spirit of cooperation, to agree a general figure that is considered reasonable and I intend to take your own figures at 134 trips per day as being the more reasonable.

Regarding the proposed events – at this time these are an 'unknown' and therefore it is difficult to ascribe any traffic movements from an evidence basis. In this situation I would suggest that they be left out of the equation for the time being and then to assess events elsewhere for a more robust traffic scenario and a way forward. This would provide an opportunity for site specific traffic information to be collected and provided for consideration which could be the evidence regarding the longer term implications for events at the site. It may well be that a revised planning application has to be submitted that reflects this.

All other improvements mentioned in my report dated back in January 2012 will still stand.

Regards

Huw

Huw Vaughan Jones

Principal Engineer
Transport Development Control (Oxford City, South Oxon and The Vale).
Oxfordshire County Council.

Tel No:- 01865 815947

✓Mg
S

ANTWICK STUD, LETCOMBE REGIS,-LRE/4783/6-X-07/01205/OUT

AMENDED COMMENTS DATED 27TH OF JANUARY 2012.

Outline application for the erection of 30 additional stables,(a total of 67 stables), store and tackrooms. new indoor riding school, ménage and gallops. Conversion of existing bungalow into 2 dwellings.-Amended plans and additional information on highway matters received 21st of April 2010 and 2nd of September 2011.

I would refer you to all previous correspondence and my previous report dated July 2010 with regard to this site and the new proposal and in particular all Highway Authority comments.

The Highway Authority has always been mindful that the existing site is under utilized and is not at the present time operating to its full capacity. Therefore the volume of traffic currently attracted to the site is not as high as it potentially could be.

The Highway Authority is also mindful that there are **no restrictions** on the present site with regard to any planning conditions etc and with this in mind various activities proposed on this site could **now** be controlled by condition. These conditions could therefore be enforced with the new application.

Turning to the existing traffic movements and the analysis given by the applicant of the vehicles estimated when the racing stables use could have been operated at full capacity or the "most likely worst case scenario", it is his opinion the authorised use of the site could generate approximately 117 movements per day. However in the Highway Authority's view, based on 15% vacancy rate and no DIY liveries that figure is more likely to be 102 movements.

The Highway Authority being mindful of the applicants own survey have analysed figures contained in the TRICS database (2012-the most recent information) which is owned and managed by a consortium of 6 local authorities. Within this database there is under leisure uses a category for equestrian centres which has 5 sites in similar countryside areas. However it should be noted that the sites described within the database **are not comparable** with a racing stables but relate to equestrian centres which are significantly different in terms of traffic generation on a daily basis.

The figures in the TRICS database for equestrian centre's are based on vehicular movements per day per hectare and are based on the average over these sites which equates to some 31.48 movements per hectare. The Antwick Stud site totals 17.2 hectares but this includes the substantial gallops etc. For the purposes of TRICS the gallops need to be removed and the total site without the gallops is therefore is around 4.0hectares. Therefore, on this

basis if the site was used to its existing full potential under its authorised use it could generate approximately 126 movements per day.

It is the Highway Authority's considered view that on balance a figure between these 2 analyses should be used which would equate to 113 movements per day. As stated this is a very much "worst case scenario" in highway traffic impact terms.

One of the issues not raised previously is that with a racing stables operation horses are usually led to gallops further away which are more substantial than those on site. This involved horses being led through the village to the gallops which would coincide in part with the peak hours for traffic between 7.30-9.30am and would have the possibility of causing congestion.

With regard to the indoor riding school and the proposal, horses would not be taken to gallops and therefore congestion and safety issues arising from this activity would not take place.

The new proposal with attached conditions which are stated later in this response will slightly increase the number of movements daily to and from this site. The Highway Authority accept that with the restriction of DIY liveries and the use of the indoor riding school to only the 3 on site training yards (except for events), it is likely that the movements will be in the region of up to 141 movements per day.

This is an increase in daily movements to around an extra 28 which equates to around 1 extra vehicle every 25 minutes or so.

However as explained above it is not considered reasonable to refuse the application on highway safety grounds for this daily activity of only an increase in 1 vehicle every 25 minutes or so, as an appeal is unlikely to be sustainable and consequently it is not considered that such a refusal could be supportable at appeal.

However improvements will be necessary to accommodate this slight increase in traffic movements, as follows:-

A rumble strip must be provided at the access to slow vehicles down at this point.

A minimum of 2 passing bays must be provided on the access road and to be capable of allowing trailers and horseboxes to pass-it is suggested that these bays be a minimum of 15m for each bay in length and 3.0m wide.

Two traffic signs indicating "Horses" Please Drive Slowly must be installed at the approaches to Antwick Stud and their location to be agreed with the Highway Authority again at the expense of the applicant.

With regard to the sustainability issues, this is a rural activity and is to be expected to operate in the countryside including in existing villages and policy E20 of the local plan seeks to support such uses.

5

As there is an authorised racing stable use of this site, the impact of the proposed development in transport terms on a daily basis is not considered to be significant. The Highway Authority accepts and makes allowances for this increase in daily traffic movements.

As stated the site could be utilized to its full capacity at present in its authorised use and the Highway Authority throughout the planning process has sought to use the opportunity to improve and manage the existing site access arrangements.

However with regard to the **events** that the applicant wishes to hold on a monthly basis the traffic generation is likely to increase above the week day basis to around 166 + movements on the event day.

The Highway Authority is concerned about the access arrangements with the main road for this level of use on event days. Whilst there have been **no reported injury related accidents at this location during the last 5 years**, it is recognised that in these types of locations and with these types of uses reasonable care is usually undertaken by drivers as they pass through.

It is therefore the Highway Authority's view that **in order to have events and accept this additional increase in traffic movements on event days, additional access improvements are required.**

These improvements include widening the access road at the access point for a distance of 15m into the access to a minimum of 5.0m. The road markings at this junction with the access are to be improved with additional lining at the expense of the applicant. Parking for events and the daily week day activities are to be shown on a plan and to include adequate turning. A routing agreement must also be agreed with the Highway Authority for these events and to access the site direct from the Wantage direction and not via Windmill Hill.

All the above total improvements **must be shown on a plan to be submitted to the Highway Authority before consideration at Planning Committee.**

This is to demonstrate that the improvements can take place.

The events when the improvements are carried out will be limited to 1 event per calendar month. As the access in its present form is unsuitable for a large number of horseboxes and trailers to arrive at similar times for these events the improvements envisaged are required in safety terms.

Provided the comments outlined above are met then together with the additional information the Highway Authority does not object to the proposal:-

Huw V Jones
Principal Engineer
Oxfordshire County Council

P07/V1205/0 Appendix 4

Report:

**Antwick Stud
Letcombe Regis
Wantage
Oxfordshire
OX12 9LJ**

**Prepared for:
Vale of White Horse District Council
Planning Department
Abbey House
Abingdon
Oxfordshire
OX14 3JE**

**Sally-Ann Tinsley BSc, LLDip
Equine Consultant
Gun Room Cottage
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TF11 8LE**

SallyAnnTinsley@aol.com

October 2012

1.0 Introduction

- 1.1 I have been asked by the Vale of White Horse District Council to examine the responses prepared by Mr Samuel, further to my report of September 2012, and consider whether these adequately address my concerns.

2.0 Business Model

- 2.1 Mr Samuel has clarified the way in which the yards will be let to tenants. Each yard will be let as a 'package' of the boxes, storage etc together with grazing, use of indoor and outdoor schools, gallops, lunge ring and horsewalker. The use of facilities will be included in a fixed fee for the term of the tenancy agreement. This a fundamental change to what was understood to be the business model and as such, subject to being able to find tenants, will afford a more stable business model with less risk to viability than previously considered.
- 2.2 My view was that the applicant should demonstrate that a yard/or yards totalling 37 boxes would not be viable in order to justify the additional development. However, Mr Samuel is of the view is that planning policy merely requires that a proposed business should be able to demonstrate viability and permanence and that it is not necessary to have to demonstrate that a smaller development would not be viable. He acknowledges that he is not of the opinion that the only viable business model for the site is that of creating three tenanted yards. He believes that the 'minimum necessary' relates to the minimum necessary to deliver the business proposal. The interpretation of the term 'the minimum necessary' of Policy E20 should, therefore, be determined by the planning authority.
- 2.3 Mr Samuel states that as a result of no longer being able to offer services to external users of the facilities they will move towards '*... a greater eventing bias from the site tenants than previously assumed.*' It has already been established that eventing tenants are likely to have a greater use of the indoor school than racing or rehabilitation yards. Information submitted previously indicated that the likely uses would be: starter/training yard; rehabilitation yard and livery/eventing yard. However, Mr Samuel now states that he does not now propose any fixed equine use for the yards. I consider that a more flexible approach to the use of the yards will reduce the likelihood of void periods when tenants can't be found.

2.4 I previously raised the issue of marketing the proposed business in order to ascertain that the projected income could be achieved. In particular, I suggested that those tenants already interested in the yards could confirm that they would pay the proposed rates for the yards. However, Mr Samuel states that he does not wish to market the yards until planning permission has been granted. In addition, he states that he believes that he has previously satisfied the planning authority that there is a market for the services offered together with potential tenants.

3.0 Accommodation

3.1 I stated in my report that I believed each of the yards proposed would have a 'functional need' for 24 hour supervision. The conversion of the bungalow into two units would provide accommodation for two of the yards. The officer's report 2010 stated that there were three units of accommodation when including the main dwelling and that this '*... would accommodate the on-site staffing presence which would be required for the running of three commercial yards.*' However, this would mean that Mr Samuel would have to supervise one of the yards during the night rather than the tenant.

3.2 Mr Samuel states that currently none of the tenants live on site. I am not sure whether this includes 'staff'. Obviously, it would be equally acceptable for a member of staff to live on site for the purposes of supervision. At the time of my visit in 2008, the tenant of the Top Yard lived on site. I remain of the opinion that it could be more difficult to tenant a yard that did not have accommodation, particularly a professional yard of the type proposed. This could lead to an application for a third staff dwelling if it could be shown that a tenant could not be secured without accommodation and that this affected the viability of the business as a whole.

4.0 Conclusion

4.1 As a result of the clarification provided with regard to the operation of the business model, as long as tenants can be secured, the business proposed is viable in principle.

4.2 With regard to the interpretation of Policy E20 'the minimum necessary', Mr Samuel does not contend that this is the only viable business model available to the site. He believes that the policy requires the development to be the minimum necessary to deliver the business proposal.

4.3 I remain concerned that the lack of a third dwelling, to provide accommodation for a tenant or a member of their staff, could make it more difficult to let the third yard.

Sally-Ann Tinsley BSc LLDip

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