

<b>APPLICATION NO.</b>	<a href="#">P15/V0071/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	25.2.2015
<b>PARISH</b>	WOOLSTONE
<b>WARD MEMBER(S)</b>	Robert Sharp
<b>APPLICANT</b>	Mr & Mrs Graham Fletcher
<b>SITE</b>	Fox Glade Farm Road, between Woolstone and Uffington, Woolstone, Faringdon, SN7 7QL
<b>PROPOSAL</b>	Erection of an American barn style stable block
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	429402/188484
<b>OFFICER</b>	Laura Hudson

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## Summary

This application comes to committee as Woolstone Parish Council object.

The proposal is for an additional set of 8 stables located within an American style barn to support an existing established equestrian enterprise.

The main issues are considered to be the principle of additional stables, the visual impact of the building within its setting and the wider area, the impact on highway safety, and the impact on the amenity of nearby residential properties, all of which are considered to be acceptable.

The proposal is recommended for approval subject to conditions.

### 1.0 INTRODUCTION

- 1.1 This application relates Foxglade Farm, located to the east of Woolstone Road between Woolstone and Uffington. The site forms part of an existing family equestrian enterprise involving the training of show jumping horses.
- 1.2 The farm currently consists of 23 stables mainly for horses, but 3 are small pony boxes. In addition there are two riding arenas, a horse walker and a lunge ring.
- 1.3 The farm extends to 4.5 hectares located to the west of Woolstone Road. This part of the village is characterised by linear development of a sporadic nature running north out of the main part of the village. The farm complex of existing buildings is located to the rear of a line of existing residential properties which front Woolstone Road. The general area is rural in character with a number of farms and equestrian uses within close proximity.
- 1.4 The site is located within the Lowland Vale as defined the local plan proposals map.

### 2.0 PROPOSAL

- 2.1 The application seeks planning permission for the erection of an additional 8 stables and two feed stores contained within an American barn style building.
- 2.2 Externally the building would have an agricultural appearance and be constructed of concrete blocks finished in green cladding and a black roof. The building would

measure 22.8m by 11.7m with a pitched roof extending to 5.2 metres.

- 2.3 The building would be located partially on an existing area of hardstanding immediately to the north of existing stables and adjacent to an existing outdoor all weather exercise area. The scheme proposes a small area of additional hardstanding to the east of the new building.
- 2.4 Access to the site will remain as existing from Woolstone Road via The Lane. There is an existing large area of parking within the site which will remain unchanged.

Extracts from the application drawings are attached at Appendix 1.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1	Woolstone Parish Meeting	<p>Object for the following reasons:</p> <ul style="list-style-type: none"> <li>• The scale of the building is too dominant for the area.</li> <li>• A more traditional design and materials should be considered to improve the visual impact.</li> <li>• There is no detail in relation to the treatment of waste.</li> <li>• There is potential for an increase in volume of larger vehicles to the site.</li> <li>• The american barn style approach is not in keeping with the area.</li> <li>• The proposal materials are unsuitable for the location.</li> </ul> <p>A full copy of the comments are <u>attached</u> at Appendix 2.</p>
	Neighbour letters	<p>5 letters have been received from neighbouring properties raising the following concerns;</p> <ul style="list-style-type: none"> <li>• The style and design of the building is out of keeping.</li> <li>• The proposal will obstruct views from neighbouring properties.</li> <li>• The proposal will increase traffic to the lane.</li> <li>• The building is too high for its purpose at over 5 metres.</li> <li>• The building will be visually intrusive and industrial in character.</li> <li>• The proposal will overlook and dominate this part of the village.</li> <li>• The proposal will result in over development of the site.</li> <li>• The proposal will detract from the landscape and the nearby AONB, in addition to nearby listed buildings.</li> <li>• The proposal will generate additional noise and smell.</li> <li>• There is no evidence of need for the building.</li> <li>• Concerns over drainage and run off from the site.</li> </ul>

4.0 **RELEVANT PLANNING HISTORY**

4.1 P15/V0072/FUL – Refused 22/04/15  
Siting of a log cabin for clients visiting/working at the site.

[P11/V0612](#) - Approved (02/08/2011)  
Retrospective application for area of hard standing to be used for equine use.

5.0 **POLICY & GUIDANCE**

5.1 **National Planning Policy Framework (NPPF)**

5.2 **Vale of White Horse Local Plan 2011 policies;**

DC1 - Design

DC5 - Access

DC6 - Landscaping

DC7 - Waste Collection and Recycling

DC9 - The Impact of Development on Neighbouring Uses

E20 – Keeping and rearing of horses.

NE9 – Development within the Lowland Vale.

**Draft Vale of White Horse Local Plan 2031 Part 1**

5.3 The draft Local Plan Part 1 is not currently adopted policy and this emerging policy and its supporting text has limited weight as per paragraph 216 of the NPPF. Greater regard therefore is to be given to the NPPF in line with paragraph 14 and where relevant, the saved policies (listed above) within the existing Local Plan.

1 – Presumption in favour of sustainable development

7 – Providing supporting infrastructure and services

33 – Promoting sustainable transport and accessibility

35 – Promoting public transport, cycling and walking

37 – Design and local distinctiveness

39 – The historic environment

40 – Sustainable design and construction

42 – Flood risk

43 – Natural resources

44 – Landscape

46 – Conservation and improvement of biodiversity

5.4 **Design Guide** (March 2015)

5.5 Neighbourhood plan – there is currently no neighbourhood plan for Woolstone.

5.6 **Human Rights Act**

The provisions of the Human Rights Act 1998 have been taken into account in the process of the application and the preparation of this report.

5.7 **Equalities**

In determining this planning application the Council has regard to its equalities obligation including its obligations under section 149 of the Equality Act 2010.

6.0 **PLANNING CONSIDERATIONS**

6.1 The main planning considerations in the determination of this planning application are:

- The principle of development
- The design and impact upon the surrounding character
- The impact upon neighbouring amenity
- Transport Issues
- Drainage
- Heritage Issues
- Other issues

**Principle of development**

6.2 The NPPF has a presumption in favour of sustainable development. In order to judge whether a development is sustainable it must be assessed against the economic, social and environmental roles which form the three dimensions of sustainability as defined in the NPPF (para 7)

6.3 In terms of the economic role the NPPF seeks to allow development which improves the viability of business and continued economic stability throughout the district. Economic growth in rural areas should be supported by the sustainable growth and expansion of all types of business and enterprise both through the conversion of existing buildings and well-designed new buildings. The NPPF advises that support should be given to promote the development of agricultural and other rural businesses which respect the character of the countryside (para 28).

6.4 Foxglade Farm operates an existing established and successful training yard for show jumping horses for both the trainers family and external pupils. Such enterprises are an important element of establishing a strong rural economy. The proposed additional stables are required to provide upgraded accommodation for the family's horses and enable other pupils to leave their horses at the site. The proposals therefore would contribute to the viability of an existing rural business thereby meeting the economic and social roles of sustainable development.

6.5 The building would be located adjacent to the existing complex of farm building and would therefore be viewed in this context. Environmentally the location of the building is considered to have the least impact on the wider area although this element will be covered in the next section of the report.

6.6 In the context of achieving a sustainable form of development the principle of this additional building within an existing established rural enterprise is considered acceptable.

**Design and Impact**

6.7 Policy DC1 of the Local Plan permits development which would not have a harmful impact upon the character and local distinctiveness of an area and in terms of its layout, scale, mass, design and detailing would not detract from the positive contribution its character has in the wider surrounding area. Policy NE9 of the Local Plan states that development in the Lowland Vale will not be permitted if it would have an adverse effect on the landscape, particularly on the long open views within or across the area.

6.8 The design of the proposed building is that of a utilitarian agricultural barn with green and black cladding. Given the rural location of the farm and the agricultural nature of

the surrounding area, it is considered that the proposed design approach is acceptable.

- 6.9 The building would be located adjacent to the existing farm complex and will therefore be viewed within this context and will not appear prominent or out of keeping in this agricultural landscape.
- 6.10 The site is located within the Lowland Vale as defined in the local plan proposals map which seeks to protect the long open views across the landscape. Given the location of the building within an existing farm complex and within the wider context of the peripheral development to the north of Woolstone it is not considered to have a harmful impact on this landscape character. The AONB boundary is located to the south of the village some distance from the site and from this wider area the proposal would not appear prominent or out of keeping given its context.
- 6.11 Whilst the current proposal does not include any planting, it is considered that a landscaping condition is reasonable and necessary in order to secure some planting to soften the immediate setting of the building.

#### **Impact on Residential Amenity**

- 6.12 Policy DC9 permits development that would not have a harmful impact upon surrounding neighbouring uses in terms of privacy and overlooking, loss of light, noise, vibrations, smells, gases or other emissions.
- 6.13 Concern has been raised by a number of neighbouring properties in relation to the impact of the proposal in terms of noise, smells, dominance and visual impact.
- 6.14 The proposed building would be located to the rear of the houses which front Woolstone Road, however the building would sit to the north of the existing farm complex the far side of an existing exercise area and not immediately adjacent to the common boundary. The building would be approximately 75 metres from the rear of the nearest neighbouring house and whilst likely to be visible would not appear overly prominent or intrusive given its context. In any case the impact of a proposal on a private view is not a material planning consideration.
- 6.15 In terms of noise and smells the stabling would be contained within the building which would lessen the impact in these terms. Given the existing equestrian nature of the site, it is not considered that the proposal for 8 additional stables would have any greater impact than the existing operation. Officers are satisfied that there is unlikely to be any demonstrable harm arising from smells, gases or other emissions.

#### **Transport issues**

- 6.16 Policy DC5 of the Local plan permits development that would not have a harmful impact upon traffic safety in terms of access and egress, congestion or environmental problems, circulation, turning, servicing and would not result in congestion of the site or surrounding highway network
- 6.17 It is not intended that the additional 8 stables would result in any significant increase in traffic movements to the site as it would enable horses that currently visit daily to stay on site for training purposes. Given the relative small scale nature of the proposal it is not considered that any increase in visitors to the horses would result in severe harm which could justify refusal as required by the NPPF (para 32).

### **Drainage**

- 6.18 The site is not located within an area identified as liable to flooding. Given the nature of the use it is not considered that the proposal would have any harmful impact on either surface or foul water drainage in the area that could justify refusal. A condition requiring details of drainage for the building is recommended however.

### **Heritage Issues**

- 6.19 Whilst there are listed buildings in the vicinity of the site, particularly Woodruff Orchard (grade II) to the east of the site, it is not considered that the proposal would have any harmful impact on the setting of this building given the distances involved and the location of the building beyond other existing farm buildings.

### **Other Issues**

- 6.20 Planning permission was recently refused for additional residential accommodation on the site for students being trained. In planning terms the additional accommodation was tantamount to a new dwelling outside the built up area of the village in the open countryside. It was not considered that the proposed accommodation was sufficiently justified within the criteria set out in adopted policy E20 which requires a proven need which cannot be met within a nearby settlement or through the re-use of an existing building. Currently students reside in the farmhouse or in the village and it was considered the requirements for this accommodation were not sufficiently justified at the time. It is not considered however that this decision is relevant to the current determination of this application.

## **7.0 CONCLUSION**

- 7.1 This application has been assessed against the National Planning Policy Framework (NPPF), relevant saved policies in the local plan and all other material planning considerations. The NPPF states that sustainable development should be permitted unless the adverse effects significantly and demonstrably outweigh the benefits. The NPPF also states that there are social, economic and environmental dimensions to sustainability and that conclusions must be reached taking into account the NPPF as a whole.
- 7.2 The proposed building would ensure the continued vitality and viability of an existing rural business benefiting the rural community thereby fulfilling the economic and social roles of sustainable development.
- 7.3 The building is considered acceptable environmentally in terms of location design and impact on the character of the area and in relation to the amenity of nearby residential properties.
- 7.4 Overall, taking into account the planning balance, and in view of the emphasis in the NPPF on supporting the rural economy, the development is considered to amount to sustainable development.

## **8.0 RECOMMENDATION**

**It is recommended that planning permission is granted subject to the following conditions:**

- 1. Time Limit.**

- 2. Application in accordance with submitted plans.**
- 3. Submission of materials (details).**
- 4. Landscaping scheme – submission.**
- 5. Landscaping scheme – implementation.**
- 6. Submission of drainage details.**

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