

UTT/15/0227/FUL (GREAT EASTON)

(Applicant is a District Councillor).

PROPOSAL: Proposed demotion of 2 no. Stables and tack room and replacement with 4 no. stables and tack room

LOCATION: Homefield, Mill End, Great Easton

APPLICANT: Miss M Felton

EXPIRY DATE: 25 March 2015

CASE OFFICER: Madeleine Jones

1. NOTATION

1.1 Outside Development Limits

2. DESCRIPTION OF SITE

2.1 The site is located in a backland position approximately 1.3m to the north east of Great Easton village. It currently forms part of a yard and paddock area to the rear of the property known as Homefield. It is accessed via an existing access point for Homefield. Within this area is a small stable block, a large stable block, a garden shed and a storage barn. There are agricultural fields to the south, east and west of the site.

3. PROPOSAL

3.1 The proposal is for the demolition of a two stables and tack room and for the erection of four stables and a tack room.

3.2 The stable building would be built from traditional materials. The building would be an L shape and its dimensions would be 3.6m high, 13.3m(reducing 3.5m) deep and 13.1m (reducing to 3.5) wide. They would be constructed in timber with a felt shingle roof. The building would be located to the south of the residential house known as Homefield.

4 APPLICANT'S CASE

4.1 A Design and Access Statement has been submitted with the application, this outlines the design proposal for the site.

4.2 Homefield is located approximately 1.3m to the north east of Great Easton and is situated in a rural area characterised by agriculture and scattered residential dwellings. A small country lane runs along the northern perimeter of Homefield, with a farmhouse, agricultural barns and arable fields located beyond. Arable agricultural fields also bound Homefield to the south, east and west.

Within the wider Homefield site, the proposed development area is situated in the central east of the site to the south of the farmhouse and associated garden. The proposed development area is currently comprised of a fenced off horse paddock.

4.3 The proposed new stables are of timber construction designed by Jon Williams stables with a felt shingle roof.

- 4.4 The site will have its own access from splitting existing driveway to Homefields. It is entered via a driveway located in the north east corner, with a hardstanding of tarmac heading south. There are good site lines in both directions.
- 4.5 There are no changes to existing landscaping.
- 4.6 The site lies outside development limits within the rural area where there is a presumption against development. However, the text set out in paragraph 2.2.8 of the Local Plan states as follows:
- 4.7 “Examples of development that may be permitted in principle include re-use of rural buildings, suitable farm diversification, outdoor sport and recreational use and affordable housing and other facilities to meet local community needs”
- 4.8 The proposed 4 stables are to provide accommodation for our horses that have been living here for many years.
- 4.9 The application is supported by a Phase 1 Habitat survey, and biodiversity checklist

5.0 RELEVANT SITE HISTORY

- 5.1 UTT/14/2223/FUL – Change of use of land from paddock to residential. Demolition of outbuildings, erection of single storey bungalow and single storey barn. Conditionally approved September 2014

6.0 POLICIES

6.1 National Policies

- National Planning Policy Framework (2012)

6.2 Uttlesford District Local Plan 2005

- Policy S7 – The Countryside
- Policy GEN2 – Design
- Policy GEN1 – Access
- Policy GEN8 – Vehicle Parking Standards
- Policy GEN7 – Nature Conservation

7.0 PARISH COUNCIL COMMENTS

- 7.1 No reply received to-date. Expiry date: 2nd March 2015 – To be reported

8.0 CONSULTATIONS

ECC Ecology

- 8.1 No objections to the scheme. The measures outlined in Section 5.2 of the preliminary Ecological Assessment (T4 Ecology July 2014) should be adhered to.

9.0 REPRESENTATIONS

- 9.1 The occupiers of 2 neighbouring properties have been notified via letter. No letters of objection have been received. Expiry date 23rd February 2015

10.0 APPRAISAL

The issues to consider in the determination of the application are:

- A Whether the erection of the stable block would be acceptable development in the countryside that is appropriate to a rural area and protects or enhances the character of the countryside (ULP policy S7)
- B The proposed access to the site and parking provision and highway issues (ULP Policy, GEN1, GEN8 and ECC Parking Standards);
- C Design, scale and impact on neighbour's amenity (ULP Policy GEN2, GEN4)
- D Impact on nature conservation (ULP Policy GEN7)

A Whether the erection of the stable block would be acceptable development in the countryside that is appropriate to a rural area and protects or enhances the character of the countryside (ULP policy S7)

10.1 The application site is located outside the development limits of Great Easton within open countryside and is therefore located within the Countryside where ULP Policy S7 applies. This specifies that the countryside will be protected for its own sake and planning permission will only be given for development that needs to take place there or is appropriate to a rural area. Development will only be permitted if its appearance protects or enhances the particular character of the part of the countryside within which it is set or there are special reasons why the development in the form proposed needs to be there. The proposed stables would be replacing existing stables and would be located overlapping the footprint of the existing stables. The stables are of traditional design and of modest height. The stables would be sited at the edge of the field and not in the open which would reduce any detrimental visual impact they would have on the character of the countryside setting.

A further material consideration is that a stable block is to be demolished as part of the previous planning application approval UTT/14/2223/FUL. The proposed stables would be smaller than the combined scale of those to be demolished. As such the proposal is considered to be appropriate for the rural area.

B The proposed access to the site and parking provision (ULP Policy, GEN1, GEN8 and ECC Parking Standards);

10.2 The proposal would reuse an existing access point. This access is to be widened to improve visibility under the previously approved scheme. Due to the anticipated levels of use of the site it is not likely that the use will be intensified to the extent of resulting in unacceptable pressures on the surrounding rural road network or being detrimental to highway safety. As such the proposal is in accordance with the requirements of policies GEN1 and GEN8 of the Local Adopted Plan

C Design, scale and impact on neighbours amenity (ULP Policy GEN2,& SPD Accessible Homes and Playspace, SPD Energy Efficiency)

10.3 A proposal of this nature has the potential to cause nuisance to neighbouring properties by way of noise, smell, light and disturbance.
In view of the separation distance of the site from neighbouring properties the proposal would not have any material detrimental impact on neighbour's amenity. The use of the stabling is solely for private use.

In view of the open location of the site to the west there should be strict control of external lighting. This however, can be achieved by the use of an appropriate condition.

D Impact on nature conservation (ULP Policy GEN7)

- 10.4 Policy GEN7 of the Local Plan states that development that would have a harmful effect on wildlife will not be permitted unless the need for the development outweighs the importance of the feature of nature conservation. Where the site includes protected species, measures to mitigate and/or compensate for the potential impacts of development must be secured.

The proposal involves the demolition of the existing stables. As such the proposals have the potential to impact on protected species. There is also a pond 100m to the north of the site, however, given the presence of a road, hardstanding, managed landscapes and grazing paddocks situated between the site the pond, it is not considered that there would be a potential connectivity between the site and the pond and therefore unlikely for great crested newts to be impacted by the proposal. Phase 1 Habitat Survey has been undertaken and this concluded that the site is currently subject to regular disturbance and is considered to be of low ecological value. Essex County Council Ecologists have been consulted and they have no objections to the scheme provided that the recommendations within the ecology survey are adhered to. As such, subject to a suitably worded condition, the proposal would not have any detrimental impact on biodiversity. Therefore the application would comply with Policy GEN7.

11.0 CONCLUSION

The following is a summary of the main reasons for the recommendation:

- A The principle of the proposal is on balance acceptable.
- B Is acceptable with regards to highway safety
- C The design, scale and form of the development is acceptable in this location
- D The proposal would not have any material detrimental impact on biodiversity.

RECOMMENDATION – CONDITIONAL APPROVAL

CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. There shall be no floodlighting or other form of external lighting constructed within the application site or erected on the stable building without the prior written consent of the local planning authority.

REASON: In the interest of amenity and to ensure the development does not adversely affect the rural character of the area in accordance with Uttlesford Local Plan (adopted 2005) policy S7.

3. The development hereby permitted shall not be used for any separate business or commercial use, other than the personal use for equestrian purposes only (not any other form of recreational use).

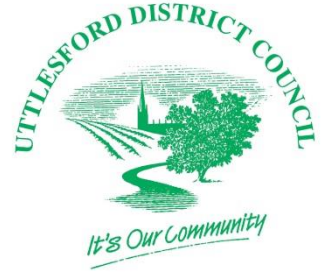
REASON: Permission is granted solely to serve the domestic needs of the applicant and a commercial use would be inappropriate in this rural location in accordance with Uttlesford Local Plan (adopted 2005) policy S7.

4. The development hereby permitted shall be implemented in accordance with the recommendations within paragraph 5.2 of the Extended Phase 1 Habitat Survey (Preliminary Ecological Assessment Incorporating Bat Survey Inspection) submitted with the application in all respects.

REASON: In the interest of the protection of the wildlife value of the site in accordance with Uttlesford Local Plan (adopted 2005) policy GEN7

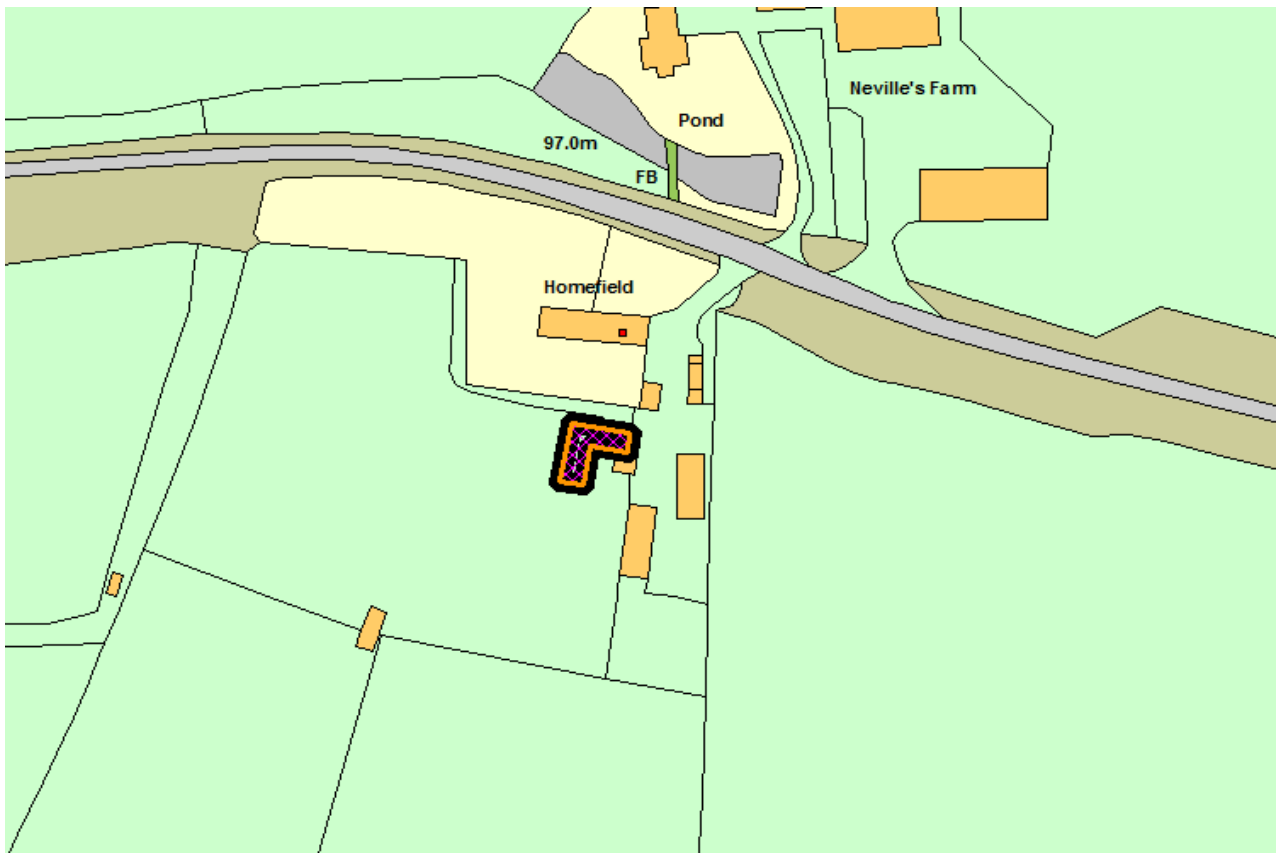
5. The stables to be demolished as part of the previously approved scheme UTT/14/2223/FUL shall be demolished within 2 months of the completion of the stables hereby permitted.

REASON: To avoid over-development of the site in accordance with Uttlesford Local Plan (adopted 2005) policy S7.



Application no.: UTT/15/0227/FUL

Address: Homefield, Mill End, Great Easton



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Organisation: Uttlesford District Council

Department: Planning

Date: 27 February 2015

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