

UTT/17/0519/FUL - GREAT EASTON

Applicant is a Councillor

PROPOSAL: Formation of manege

LOCATION: The Paddocks, Mill End Green End, Great Easton, Essex, CM6 2DW

APPLICANT: Mrs M Siddans

EXPIRY DATE: 27.04.2017

CASE OFFICER: Mrs M 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, and adjacent to a recently constructed bungalow known as The Paddocks Bungalow. It is accessed via an existing access point for Homefield. There are agricultural fields to the south, east and west of the site.

3. PROPOSAL

3.1 The proposal is for the erection of a manege which would measure 40m x 20m. This would be located in the existing paddock adjacent to the stable block and Paddocks Bungalow. The manege would be constructed with a stone and sand base with a rubber surface. It would be surrounded by a post and rail fence which would be 1.37m in height. It is proposed that the existing paddock fencing would form two sides of the manege fencing.

4. APPLICANT'S CASE

4.1 The manege would be for personal use only. We have kept our horses here for over 20 years for leisure purposes and the manege will be used to train our horses in Dressage. The manege will be 20 x 40 metres, a minimum size for Dressage movements and circles, with a sand and rubber surface, and within a paddock acreage which would not have an adverse impact. The manege will be surrounded by post and rail fencing to complement the existing fencing around the paddocks and there would be no loss of visual amenity by this development as it is effectively an open space.

5. 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

5.2 UTT/15/0227/FUL - Proposed demotion of 2 no. Stables and tack room and

replacement with 4 no. stables and tack room. Conditionally approved March 2015.

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford Local Plan (2005)

- Policy S7 – The Countryside
- Policy GEN2 – Design
- Policy GEN1 – Access
- Policy GEN7 – Nature Conservation

7. PARISH COUNCIL COMMENTS

7.1 No reply received. Expiry date 3rd April 2017

8. CONSULTATIONS

None

9. REPRESENTATIONS

9.1 Three neighbours were notified and one representation was received raising no objections to the proposals. Expiry date 27th March 2017.

10. APPRAISAL

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

- A Impact on the character and appearance of the countryside and loss of agricultural land. (ULP Policy S7)
- B Design, scale and impact on residential amenity by virtue of disturbance, noise, nuisance or odours. (ULP Policies GEN2 and GEN4)
- C Impact on nature conservation (ULP policy GEN7)

A Impact on the character and appearance of the countryside and loss of agricultural land. (ULP Policy S7)

10.1 The countryside is to be protected for its own sake and permission will only be granted for development that needs to take place there or is appropriate to a rural area 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 field is currently used for grazing horses. The proposed manege would be constructed and would be enclosed by post and rail fencing, including existing fencing to two sides of the proposed manege.

The proposed development is in connection with the keeping of horses on this site. The proposed manege would not be visually intrusive in the countryside and the proposed fencing would not result in an adverse impact on the character of the rural area. Therefore, it is considered that the proposals comply with Policy S7.

B Design, scale and impact on residential amenity by virtue of disturbance, noise, nuisance or odours. (ULP Policies GEN2 and GEN4)

The proposed manege would be located within the existing paddocks. Whilst this may intensify the use of one particular area of the paddocks, this would be in close proximity to the existing dwelling. The proposal is approximately 20m from an adjacent dwelling known as Homefield. The occupiers of this property have confirmed that they have no objections to the proposals. Given the nature of the site and the proposed use it is considered that the proposals would not result in any adverse harm to residential amenity.

No floodlighting is proposed as part of the proposal, and any such proposal would be harmful to the character of the rural area. It is considered appropriate to restrict lighting by condition.

C Impact on nature conservation (ULP policy GEN7)

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 applicants have completed a biodiversity questionnaire and all questions were answered with a no except one in relation to the development being within 100m of a river, stream, ditch, lake or pond. However, give the current use of the site, it is considered that the proposal would not have any material detrimental impact on biodiversity or protected species. Therefore, the application would comply with ULP Policy GEN7.

11. CONCLUSION

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

- A The proposals are considered appropriate within the rural area and comply with Policy S7.
- B The proposals would not give rise to loss of residential amenity and comply with Policies GEN2 and GEN4.
- C The proposals would not give rise to any adverse impacts on biodiversity or protected species and comply with Policy GEN7.

RECOMMENDATION – APPROVAL WITH CONDITIONS

Conditions

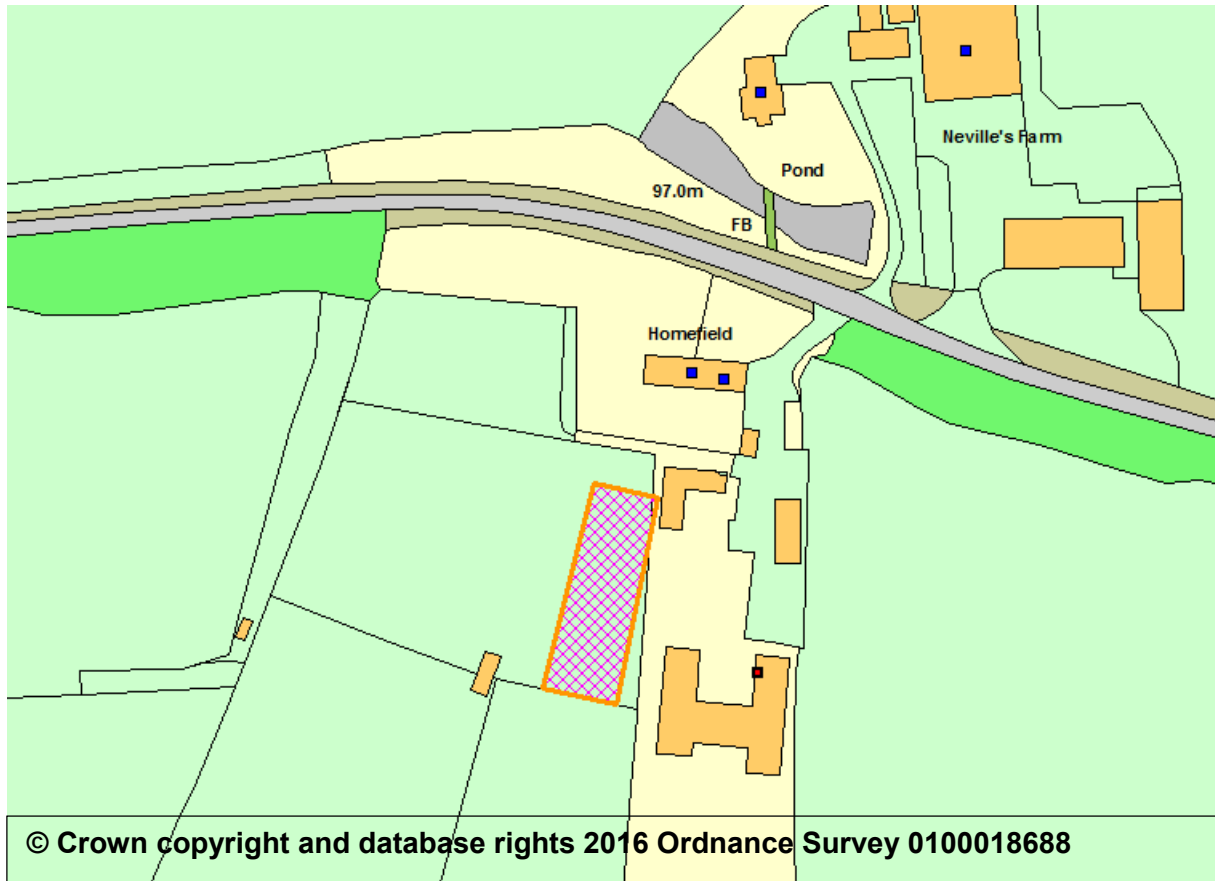
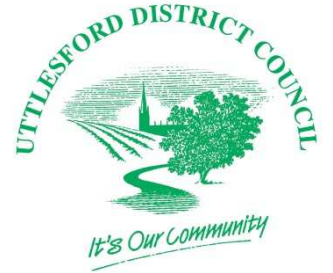
1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

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 without the prior written consent of the local planning authority.

REASON: In the interests of amenity and to ensure the development does not adversely affect the rural character of the area in accordance with ULP policies GEN4 and GEN2

Application: UTT/17/0519/FUL
Address: The Paddocks, Mill End Green Road, Great Easton



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Organisation: Uttlesford District Council

Department: Planning

Date: 26 April 2017