
**19. FULL APPLICATION – PROPOSED STABLE BLOCK AND ASSOCIATED
HARDSTANDING IN FIELD OFF TRACK OFF WASTE LANE, BUTTERTON
(NP/SM/1115/1074, P7777, 407635 / 356576, 26/11/2015/SC)**

APPLICANT: MR & MRS PAUL LEES

Site and Surroundings

The development site subject of this application is located on the eastern fringe of Butterton village and amounts to an area of land around 0.5 acres in area. A public footpath (PRoW) runs in an east west direction to the south of the development site area - (Public footpath No.5 Butterton) and another runs in a north south direction adjacent to the western boundary - (Public Footpath No. 26 Butterton). The development site is located within the village Conservation Area.

There are two properties in close proximity to the development, one 'The Nook' is sited over 25m to the north west and the other is a converted barn situated approx. 20m to the south west, both properties are located on the opposite side of the public right of way from the development site.

Landscape Character Assessment

The site lies within the upland pastures of the South West Peak, which is characterised by an undulating landscape with dispersed gritstone farmsteads and loose clusters of dwellings under stone slates or clay tile roofs. Permanent pasture of various shaped small to medium sized fields is enclosed by gritstone walls and some thorn hedgerow.

In this instance, the development field is bounded by gritstone walls and some mature thorn hedging, which characterises the area and with the public right of way that runs in a north south direction, forms a hard boundary that separates the fields from the built form of the village.

Proposal

Planning permission is being sought for the construction of a stone built stable block, parking and small access track, sited close and to the north western corner of the field. The submitted proposal consists of a single storey building measuring approx. 12.3m in length x 6.3m in width x 4m to the ridge.

Internally, the building would provide three loose boxes with space for tack and feed. The construction materials would be natural stone walls under a pitched clay tiled roof, reflecting the local building vernacular. Amended plans have been received which show a preferred siting, (option 1 on the block plan) of the stables/hardstanding and a construction design that better reflects the local building tradition. These amended plans now form the basis of the application.

RECOMMENDATION:

That the revised application be APPROVED subject to the following conditions:

- 1. 3 year time limit**
- 2. Amended Plans**
- 3. Design and materials**
- 4. Stable building remains ancillary to applicants only**

5. No external lighting to illuminate highway

6. Landscape details

Key Issues

Whether the stables and their use would have a detrimental impact on nearby residential amenity, the village Conservation Area and the wider landscape setting.

History

2015 - Change of use from agriculture (mowing/grazing) to "keeping of horses" – Granted.

2015 – Erection of stable block - Withdrawn due to siting, landscape and design issues.

2015 - Pre-application advice on resubmitting stable application. Officers considered that the impact of such a proposal may be lessened by siting the stables and any associated facilities closer to the existing group of buildings and access, whilst using materials which reflect the local building tradition. In addition, recommended reducing the amount of hard landscaping required, whilst strengthening the existing hedging on the north and west boundaries of the field, further helping to screen the proposed stable block building and associated works, particularly from wider public views.

Consultations

County Council (Highway Authority) – no objections.

District Council – No reply to date.

Parish Council - Due to the location of the stable and its impact on the Conservation area, and being in a prominent position, our preferred siting would have been on the other side of the wall, a matter of only a few metres away, thus clearing the boundary of the Conservation area. The design of the building needs to be of a more traditional style befitting the area, in shape and form, i.e. narrow gables, roof pitch, window openings etc.

PDNPA Tree Officer - Advised applicants on the management of trees within their land ownership. The tree that would be most affected by the development (at the entrance to the site) is a semi-mature Ash in poor condition with significant limb loss. Tree Officer advised to remove and replace with a native species (not Ash).

Representations

None at the time of writing the report.

Main Development Plan Policies

Core Strategy

GSP1, GSP2 and GSP3 jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage assets.

DS1 and L1, supports development in the open countryside, provided that it conserves and enhances the valued landscape character of the site paying particular attention to impact upon the character and setting of buildings and siting, landscaping and building materials.

L3 is also relevant, as it deals with Cultural heritage Assets. It explains that development must conserve and where appropriate enhance or reveal the significance of historic assets and their setting.

Saved Local Plan

LC4 seeks to ensure that where development is permitted its detailed treatment is to a high standard that respects, conserves and where possible, enhances the landscape, built environment and other valued characteristics of the area.

LC5 states that development in conservation areas should assess and clearly demonstrate how the existing appearance of the conservation area will be preserved and, where possible, enhanced.

Policy LR7 states, that facilities for keeping and riding horses will be permitted provide that the development does not detract from the landscape or valued characteristics of the area, and is located adjacent to existing buildings or groups of buildings and is not likely to cause road safety problems.

LT18 includes a requirement for the provision of a safe means of access in association any development.

Supplementary Planning Guidance on Design 1987, 2007, 2014.

National Planning Policy Framework (NPPF)

It is considered there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF with regard to the issues that are raised within Para's 109-116 of the NPPF, promoting the protection of sensitive landscapes.

Officer Assessment

The applicants live in Butterton and own a number of horses which they currently graze on land in their ownership, of which part of this land is the subject of the current application. They consider that the proposed site is close at hand in terms of its proximity to their home, which in turn affords easy access to ensure the welfare and safety of their horses.

Principle of development

Core Strategy Policy DS1 states that development in the open countryside for recreation and tourism will be acceptable in principle (where permission is required). Local Plan Policy LR7 supports facilities for keeping and riding horses provided that development will not detract from the landscape or valued characteristics of the area, are located near to existing buildings, is not likely to cause road safety problems and does not constitute a nuisance to local residents, landowners or farmers.

In this case, the scale of the building and the siting in the least obtrusive location (sited close to an existing field boundary and field access) is considered would have minimal impact on the location, its setting within the wider Conservation Area or the amenity of the nearest domestic dwellings. The proposal is therefore in accord with Core Strategy Policies DS1 and L1, and Local Plan Policies LC4, LC5 and LR7.

Siting, design and landscaping

The stable block would be of single storey construction, with a floor area of approx. 77 sq. metres and sited close to the north western corner of the application site. The building would

provide three loose boxes, with storage for tack and feed. Materials would be natural limestone for the walling under a clay tiled roof.

An existing area of hard standing within the entrance to the field would be extended towards the stable block; this further area of hard standing, together with the existing, would then be used for parking and maneuvering of vehicles in association with the proposed use.

In addition, a post and rail fence (with two gate openings) would be constructed along the edge of the hard standing, connecting the north and south boundaries of the field, physically demarcating the development from the wider pasture. A section of grass-filled geo-grid would be positioned in front of the stable block, running to a field access gate within the proposed post and rail fencing.

Whilst the site is clearly visible, particularly from the adjacent public footpath to the west, the proposed stable building and associated parking/maneuvering areas would be partially screened by an existing stone wall and with a section of native hedging being proposed adjacent to the walling along this western boundary, would eventually aid in screening the development.

Additional hedging is also being proposed along/adjacent to the northern boundary wall of the field, further helping to shield the development, particularly when viewed from the main road to the north. In this case, it is considered that the location of the building within the corner of the field and the extent of proposed boundary treatment would assist in screening the development from direct public views and therefore considered acceptable in landscape impact terms.

Moreover, the proposed building would be constructed of traditional materials and design that is considered would complement and add to the adjacent traditional group of buildings on this eastern fringe of the village and is therefore considered would not adversely affect the character and appearance of the village Conservation Area, within which the proposed development is situated, in accord with policy LC4 and LC5 in particular.

Access and amenity

Access to the development, would be through an existing field gate off the unmade access track/PRoW on the western boundary of the field. The Local Highway Authority has responded with no objections, subject to the access, parking, servicing and turning areas being provided in accord with the submitted plans, prior to the use being brought into use. In this case the proposal is considered acceptable in Highway terms and therefore in accord with policy LT18.

As stated previously, there are two properties nearby to the development, one 'The Nook' is sited over 25m to the north west and the other is a converted barn situated approx. 20m to the south west, both properties are located on the opposite side of the public right of way from the development. In this case, due to the orientation and degree of separation from the proposal, it is considered neither of the properties amenity would be adversely affected by the development.

Public Rights of Way (PRoW)

Paragraph 75 of the NPPF states "Planning policies should protect and enhance public rights of way and access." There is an existing PRoW, (Public footpath No.5 Butterson) which is to be maintained at the southern boundary of the field, where there is a possibility of horses and walkers being in close proximity to each other.

Whilst this is an issue that should be considered carefully by the landowner, this is not a material planning consideration that would affect the outcome of this proposal, as the plans do not show the footpath diverted or being built on. A footnote to the decision would be included, bringing the applicants attention to the existence of the path and relevant advisory notes.

Environmental management

Disposal of waste would be by traditional muck spreading, with rainwater gathered off the roofs and used for animal drinking/washing and general cleaning.

Conclusion

The proposed structure is considered to be commensurate in size for the proposed use, would be in a location that is close to existing stone boundary walling, whilst using an existing access with minimal requirement for additional hardstanding. The use of traditional building materials and a condition to require a recessive brown colour for any external timberwork would reduce the potential impact of the building on the immediate and wider landscape. Furthermore, the design of the building is simple and keeping with an equestrian activity. Again, subject to a condition, the existing vehicle access and parking area will allow sufficient space to safely accommodate parking and manoeuvring associated with the stable use.

Moreover, it is considered that the change of use of the proposed and contained area of field, from agricultural to private equine use, would not have a detrimental impact on the surrounding landscape, the Conservation Area, local amenity or nearby public rights of way. Consequently, it is determined that the proposed development is an appropriate form of rural activity, which is supported within policy and therefore Officers recommend approval, subject to appropriate conditions.

Human Rights

Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil