

MC/13/2549

Date Received: 7 October, 2013

Location: Land Adjoining Well Penn Well Penn Road Cliffe Rochester Kent

Proposal: Construction of three stables and tack room

Applicant: Mr M Hassell

Agent:
Ward Strood Rural

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 19 February 2014.

Recommendation - Approval with Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: drawing nos. 1 Rev. A, 02 Rev. 01, 3 Rev. A, 04 rev. A, 05 Rev. A, and 6 Rev. A, received on 11 November 2013.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The stable block hereby permitted shall be used for purposes incidental to the enjoyment of the occupiers of the dwellinghouse known as 2 Morning Cross Place and no trade or business shall be carried out there from.

Reason: To regulate and control any subsequent use of the premises in the interests of amenity in accordance with Policies BNE2 and BNE51 of the Medway Local Plan 2003.

- 4 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of any boundary treatment to be erected. This shall include any gates/openings into the site. The boundary treatment shall be completed before the building is occupied and shall thereafter be retained. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the development is satisfactory

and without prejudice to conditions of visual amenity in the locality, in accordance with Policy BNE1 of the Medway Local Plan 2003.

- 5 No development shall take place until details of the storage and disposal of waste from the use of the stable block have been submitted to and approved in writing by the Local Planning Authority. The treatment of such waste shall thereafter be carried out in strict accordance with those details.

Reason: To ensure that the development is undertaken in a manner that acknowledges interests of amenity, in accordance with Policies BNE2 and BNE51 of the Medway Local Plan 2003.

For the reasons for this recommendation for approval please see Planning Appraisal Section and Conclusions at the end of this report.

Proposal

This is a full application for the construction of a block of three stables and a tack room.

The stable block will be 'L' shaped. The total length of the block would be 10.8m and each end of the 'L' would be 4.8m maximum in width, including a canopy, which would have an overhang of 1.2m. The height to eaves would be 2.23m and 2.96m to the top of the roof pitch. The walls would be pressure treated shiplap timber boarding. The roof would be topped with black Onduline roof sheeting.

Relevant Planning History

MC/02/0582	Construction of stable block Approved 01 July 2002
MC/00/1765	Change of use from agricultural to private non-commercial horse grazing land. Approved 09 February 2001

Representations

The application has been advertised on site and by individual neighbour notification to the owners and occupiers of neighbouring properties. Cliffe and Cliffe Woods Parish Council has also been consulted.

Three representations have been received with the following comments:

- The change of use of the land was originally granted on the basis that it would not include the erection of any stables or other buildings.
- Cumulatively two stable buildings will be sited close together, which will have a significant impact on the open character and appearance of the land and its rural appearance.
- Loss of/damage to hedgerow.
- Concerns in respect of need for stables: the applicant already has grazing land

and stables; the applicant might intend to rent out the new stables and land on a commercial basis; a livery business would be inappropriate and unjustified, generating significant comings and goings and difficulties with parking.

- Concern about storage and disposal of soiled bedding and manure.
- The stables would block views from neighboring property.
- Increase in traffic and damage to road surface.
- Insufficient parking for additional cars.

Cliffe and Cliffe Woods Parish Council has concerns about the growth in the number of stables and requests correct facilities are provided for removal of waste.

Development Plan

The Development Plan for the area comprises the Medway Local Plan 2003. The policies referred to within this document and used in the processing of this application have been assessed against the National Planning Policy Framework 2012 and are considered to conform.

Planning Appraisal

The main issues in the consideration of this application are as follows:

- The design and impact on the countryside; and
- Whether the proposal would cause harm to the amenities of neighbouring residential properties.

Principle and Design

Policy BNE1 of the Local Plan seeks to ensure that development is appropriate in terms of its layout and siting, details, materials, proportion, scale and mass, and that it respects the scale, appearance and location of surrounding buildings and spaces. Policy BNE25 states that development in the countryside should maintain or enhance the character, amenity and functioning of the countryside. Policy BNE51 relates specifically to equestrian developments such as that proposed, which will only be permitted subject to certain criteria.

The application site lies within the open countryside and is currently used for grazing, as granted under application MC/00/1765. This permission restricts the number of horses being kept on the site to three and restricts the use for purposes incidental to the enjoyment of the occupiers of No. 2 Morning Cross Place.

The proposed stable block will be sited close to another stable block immediately to the north, which is very similar in size and design, and will be partially screened by an existing hedgerow. The adjacent stable block was granted planning permission in 2002.

The proposed stable block is not considered to be excessive in size and the proposed design and materials are simple and unobtrusive; the structure will maintain the character and appearance of the countryside and blend satisfactorily with its surroundings.

Although the plans and application form state there will be no changes to access or boundary treatment, it is not clear how the stables would be accessed, and whether there would be any changes to the boundary treatment as a result and therefore a condition requesting such details is considered necessary. It must be noted that the retention of the existing hedgerow is important, as was previously recognised in the application relating to the adjacent stable block.

The land is owned by the applicant, who also owns No. 2 Morning Cross Place, to the west of the application site. It is considered appropriate to restrict the use of the proposed stables for private recreational purposes relating to No. 2 by condition, which was also done with the adjacent stables and that applicant. This would also be in line with the condition imposed on the permission granting the use of the application site for grazing.

The principle of the development is considered to be acceptable because it relates to a use essentially requiring a rural location. It is considered that the stable block is of a modest scale, and is well-designed and sensitively sited in a way that does not harm the character of the rural area. On this basis, there are no objections in relation to Policies BNE1, BNE25 and BNE51 of the Local Plan.

Amenity Considerations

Policy BNE2 of the Local Plan is concerned with the impact on amenity, and the criteria for Policy BNE51 requires equestrian developments not to harm residential amenity in respect of smells, excessive noise, lighting or traffic.

The proposed stable block will be partially screened by existing hedgerow and the nearest house (1 Morning Cross Place) would be situated approx. 60m away. The structure will therefore be too far away to cause any significant loss of outlook, or create significant smells, noise, excessive lighting or traffic disturbance that would harm the amenities of this or other surrounding properties.

There has been concern from neighbours about waste from the stables; details relating to this can be requested by condition.

The proposal therefore complies with the requirements of Policies BNE2 and BNE51 of the Local Plan.

Highway Considerations

The development will not change the use of the site and the scale of development proposed would have limited traffic generation potential. It is therefore unlikely to have significant adverse highway implications. There is therefore no objection on highway grounds, and the proposal is considered to comply with the requirements of Policy T1 of the Local Plan.

Local Finance Considerations

There are none relevant to this application.

Conclusions and Reasons for Approval

The proposed stable block would not harm the appearance or functioning of the countryside, or cause any undue impact on residential amenities. As such the proposal is considered to be in accordance with the provisions set out in the National Planning Policy Framework 2012 and the Medway Local Plan 2003, including Policies BNE1, BNE2, BNE25, BNE51 and T1. The proposal is therefore recommended for approval.

The application would normally be determined under delegated powers but is being referred for Committee determination due to the number of representations received contrary to the recommendation.

Background Papers

The relevant background papers relating to the individual applications comprise: the applications and all supporting documentation submitted therewith; and items identified in any Relevant History and Representations section within the report.

Any information referred to is available for inspection in the Planning Offices of Medway Council at Gun Wharf, Dock Road, Chatham ME4 4TR and here <http://planning.medway.gov.uk/dconline/AcolNetCGI.gov>