

# PLANNING APPLICATION REPORT

**Case Officer:** Jeremy Guise

**Parish:** Staverton **Ward:** Dartington & Staverton

**Application No:** 0021/16/FUL

**Agent/Applicant:**

Christopher Stacey Architecture  
Venn Meadow Barn  
Venn Cross  
Denbury  
Newton Abbot  
TQ12 6EJ

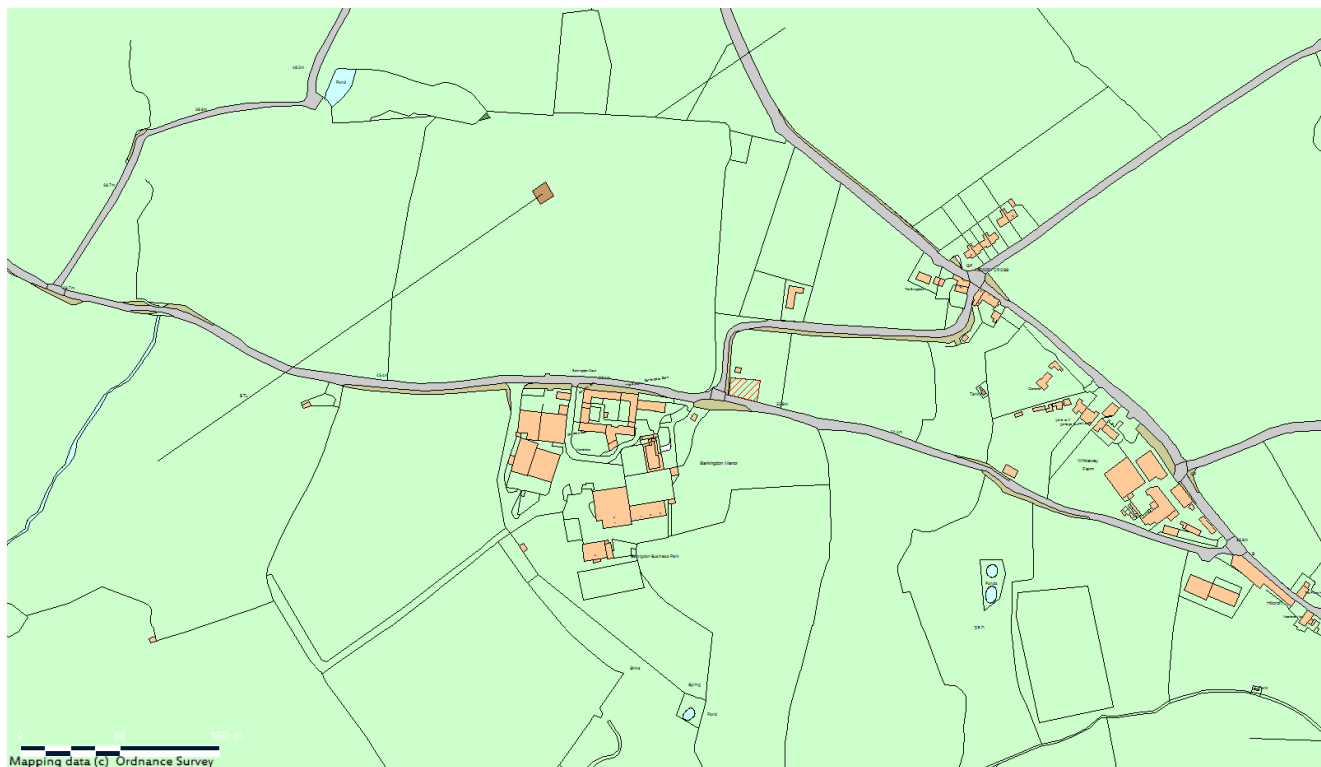
**Applicant:**

Mr Raymond Hill & Mrs M C Barber  
Hillside  
Landscape  
Ashburton  
TQ13 7LU

**Site Address:** Land adjacent to Barkingdon, Staverton, TQ9 6AN

**Development:** Application for stables and hardstanding

**Reason item is being put before Committee:** Cllr Jacqi Hodgson (Ward Member): I would recommend that this application is taken to DM Committee due to PC and other objector concerns



## **Recommendation:** Conditional Approval

### **Conditions**

1. Time limit
2. Approved plan Numbers
3. Removal of existing corrugated building prior to construction
4. Construction of drainage soakaway prior to first occupation
5. No commercial use

### **Key issues for consideration:**

1. The principle of a stable block in this location
  2. The design and appearance of the proposed stables and impact upon the character of the countryside.
  3. The impact upon the amenities of neighbouring property
  4. The adequacy of drainage arrangements
  5. The adequacy of access and parking arrangements
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### **Site Description:**

The application site is a small pony paddock (approximately 2 hectares in size), located in a field to the north east of, and diagonally opposite to, Barkington Manor and barn conversion complex. The field is surrounded by mature field hedges, and, on three sides, by minor rural roads. Access is from a field entrance located in the south west corner. Levels rise gently up to the north. A single storey building of corrugated metal is located immediately to the north of the entrance.

The character of the wider area is a rolling landscape of small fields separated by high hedges and a frequent pattern of minor rural roads. Immediately to the south of the site is a rural road, flanked by mature boundary hedges. The canopy of a large tree which forms part of the boundary hedge of a neighbouring field overhangs the site.

### **The Proposal:**

Planning permission is sought for the construction of stables and hardstanding in connection with a 2ha pony paddock. The stables 35sqm would comprise a double stable and tack room (9.6x2.6x3-2.2m); 'T' shaped hardstanding new gate wooden structure. The building would be constructed from timber boarding grey fibre cement sheeting and a mono-pitch roof. Drainage would be to a soakaway.

Since submission the applicant has agreed that the existing corrugated metal building in the south west corner of the field will be removed, and clarified that the stables will be used only for private horse stabling. His client would be prepared to accept a condition limiting the use to private stabling.

The submission is accompanied with a Design and Access statement which provides information on the site chosen, access and background to the application. Respectively, in relation to: site, access and background it states:-

*'The structure is a timber framed 100x50 studwork, plywood dived internally and horizontal sustainable softwood boarding externally  
The roof cantilevered 1.2 and finished in grey composite fibre cement corrugated sheeting on a timber frame. The stable door are sustainable timber edged braced and battened  
The stables are situated 3.5m off the hedge to enable access for hedge cutting. The building is situated on the lower part of the site in the least conspicuous position.  
Paddock used to accommodate horses / ponies grazing for in excess of 10 years.  
Recently my clients have been approached with regard to equestrian accommodation.  
With horse riding and equestrian activities being amongst the top three recreational pursuits there is an indisputable need for this type of facility.'*

## Consultations:

- **Staverton Parish Council** – Object to the application on access and drainage grounds. Comment that were the applicant to relocate the stables and associated access / drainage provisions to a site further up towards the top of the field where these issues could be addressed, the Parish Council might be minded to support the application, subject to examination / approval of revised drawings.
- **SH Drainage** – Have been consulted and have no comments to make

## Representations:

Three letters of representation (LOR's) have been received from two people. They raise objection to the proposal. Their grounds of objection can be summarised as follows:-

- Inappropriate location – should be located away from Barkington Manor
- Access - The access is situated on the road junction, additional vehicular movement especially horse and feeder trailers /lorries will be a danger to immediate road users. There is a potential risk highway safety regardless of likely usage frequency, Access should not be in the inner radius of a junction. The only logical safe point of access would be from the north side of the road from Memory Cross.
- Flood risk - No proper consideration of the danger of flood risk. Being at the bottom of slope the proposed development will itself be at risk of flooding.
- Non use of existing building - The proposal does not re-use the existing structure and is nearly twice the size. It's an obvious eyesore above the existing hedge line
- Business use - The site will be used for a business use. The applicant does not own any horses. He already has buildings next to the site which is being used as livery business. The application should be considered on a different level to private use, due to all its additional usage and the effect on the immediate area.
- Miscellaneous - No allowance for storage of hay and straw, details of installation of facilities, impact on bats or management of stable waste.  
The proposal is contrary to Policy DP18.

## Relevant Planning History

None

## ANALYSIS

### Principle of Development/Sustainability:

Proposals for horse related uses and structures are considered, in the first instance, against Policy DP18: Horse Related Uses and Structures of the Development Plan. It states:-

1. *Horse related development should only be permitted where:*
  - a. *there is adequate land and, for commercial uses, adequate off-road riding facilities available for the number of horses to be kept on the land;*
  - b. *existing buildings are reused where possible but where new buildings are necessary, these are well-related to existing buildings, commensurate in size with the number of horses to be kept on the land and the amount of land available for use by those horses;*
  - c. *there is an agreed comprehensive scheme of management for any ancillary development including hardstanding, access roads, parking, fencing, lighting, storage, waste disposal, ménages and sub division of fields; and*
  - d. *the proposal, either on its own or cumulatively, with other horse related uses in the area, is compatible with its surroundings and adequately protects water courses, groundwater and the safety of all road users.*

The British Horse Society (BHS) rules require 2 acres (0.8 ha) for the first horse and 1 acre (0.4ha) for subsequent horses. At 2 hectares the area of land available is considered to be compatible with the number of horses. The applicant's agent has clarified that the stables are to be used privately, and indicated that a condition preventing commercial use would be acceptable. The existing building on

site is small and constructed from corrugated metal. A metal building is not ideal for the stabling of horses, as it is cold in winter and hot in summer. Its' removal and replacement with a purpose built stables, albeit larger, but in a less conspicuous location, is considered to have a neutral impact upon the character of the area. There are other buildings in the wider area, including a complex around Barkington Manor, to the south west, and a large agricultural building in the neighbouring field to the north. In this context it is not considered that the proposal would be out of character with the area. Provision a gravel (permeable) hardstanding and turning area to allow vehicles to enter and leave in forward gear is considered acceptable ancillary development to facilitate the proposed use.

#### **Design/Landscape:**

The proposal follows 'The Pony Club' recommended standard pattern for stables and tack room, in terms of size, design and materials. The tack room will provide storage for food and equipment. It is shown located adjacent to a mature boundary hedge, at the southern end of the field where levels are lowest. The hedge will partly screen the building from the lane. The agent's assessment in the Design and Access statement that this is the least conspicuous location is supported.

#### **Neighbour Amenity:**

The closest neighbours at Barkington Manor and the converted Barkington Barns, are located on the opposite side of the rural lane to the south west. Neither neighbours are in the immediate environs of the proposed stable or will be affected by the development.

#### **Highways/Access:**

The proposal would utilise an existing field access in the far south western corner of the site. This is to be improved with a new inward opening gate, set back 5m from the entrance. The access is located on a 'T' junction of two minor rural roads. Given the low level of traffic on these roads and the likely level of use associated with this small stable block it is considered that the access and turning area arrangements proposed are adequate. It is noted in the NPPF, that the highway impacts of a proposed development have to be considered severe to justify a refusal on highway grounds.

#### **Other**

The applicant is proposing a soakaway drainage system. SHDC has been consulted but has chosen not to comment.

***This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004.***

#### **Planning Policy**

*All standard policies listed (delete where not relevant, add others as relevant, including NPPF):*

#### ***South Hams LDF Core Strategy***

CS1 Location of Development  
CS7 Design  
CS9 Landscape and Historic Environment  
CS10 Nature Conservation  
CS11 Climate Change

#### ***Development Policies DPD***

DP1 High Quality Design  
DP2 Landscape Character  
DP4 Sustainable Construction  
DP5 Conservation and Wildlife  
DP7 Transport, Access & Parking  
DP15 Development in the Countryside  
DP 18 Horse Related Structures

**Considerations under Human Rights Act 1998 and Equalities Act 2010**

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.