

**Item B. 1**                      **05/00510/FUL**                      **Permit Full Planning Permission**

**Case Officer**                      **Mrs Wendy Gudger**

**Ward**                                      **Lostock**

**Proposal**                              **Extension to existing stable block**

**Location**                              **Land South Of Garstang Farm Ulnes Walton Lane Ulnes  
Walton Lancashire**

**Applicant**                              **Mr John Barlow**

**Background**                              This is an application to extend a block of existing stables (3.6 x 7.4m.) on land off Ulnes Walton Lane, which were originally approved in February 2004 for the purposes of breeding horses. The site is in the Green Belt. The current application has been amended at officers request since its original submission in order to afford a stabling area to meet that reasonably needed as an extension to a business only set up less than 18 months ago. Five separate facilities were originally applied for (in an extension 24 metres long) under the scope of this application but an enlarged single stable area has now superseded these. The extension is to the southern end of the western most wing of the 'u' shaped block with height and materials as in the existing block. In addition, proposed floodlights have been deleted from the submission.

**Planning Policy**                              EM5 – Extension of an existing rural enterprise.  
GN5 – Design of Proposed Developments.

**Planning History**                              03/640 – Block of stables approved; not all the conditions attached to this consent have been complied with and this has been investigated separately by the enforcement team.

**Consultees Responses**                              Ulnes Walton Parish Council – No objections in principle subject to it being used for stabling in connection with the previously approved horse breeding activity however additional horse breeding activities could result in aggravation to traffic congestion with existing vehicles visiting the premises.

LCC Senior Traffic Engineer consulted upon the access arrangements as they currently stand.

**Third Party Representations**                              7 letters of objection, but in all five households in the vicinity (in Ulnes Walton Lane) are represented. Concerns expressed and objections identified are as follows, although comments about the originally intended floodlighting are not included:

- Extension will further destroy the open aspect of the countryside in this location and prejudice green belt policies.

- The original stable block is not located as originally identified on the original application plans. This has prejudiced local residents and has affected the setting of their properties, while the building is in a much more open and prominent position. Any further extension of it would be unacceptable.
- Inadequate access onto Ulnes Walton Lane causing dangers to traffic on what is a dangerous road.
- Landscaping undertaken to date is inconsequential and does not screen the development undertaken. Heavier landscaping now needs to be undertaken especially if the Council approves this development.
- The present level of horse breeding activity undertaken on site to date does not warrant any extension to this existing building.

Adjacent residents have been re-consulted upon the amendment to the size of the proposed extension and the removal of the proposed floodlights to the sand paddock. Any additional views received will be reported in the addendum.

#### **Applicant's Case**

The applicant has now purchased new equine bloodstock. The existing stables meet the original need of the identified horse breeding enterprise but the applicant has identified that these do not meet the overall need of 'safe care and welfare of mares, the stallion and ultimately the foals'. The new facilities will also enable young horses to be stabled together but away from more mature equine stock involved in the breeding process. It is considered that the extension is now modest in scale and meets the Development Plan policies. The yard area to the stables has now been reduced back to that approved.

#### **Assessment**

The main issue in the determination of this application is whether there is sufficient justification for additional built development in the Green Belt in association with an existing rural enterprise in accordance with policy EM5.

As noted above, the size of the extension now applied for has been reduced by over 16 metres. The 24-metre extension could not be justified and incorporated accommodation that should have formed part of the original development proposal (i.e. store, feed room, tack, w.c.). The extension now applied for is considerably more modest and represents a stable quarter intended for the grouping of the younger horses as identified in the applicant's case above. The use would be in association with the existing horse breeding use on site and not any separate livery use. That would be conditioned if the application were approved.

Officers met the applicant on site to clarify his use of the stables since the operation began last year and he was able to confirm that he has since changed his working practice to allow the use of modern artificial insemination techniques as opposed to sending horses away from the site to a stud before being returned to site for birth and rearing – this has led to queries about empty stables.

He has confirmed that all the accommodation initially approved will be utilised and that the larger stable area now applied for is necessary. There is no reason to suggest that the stable block is being used for anything other than the breeding use originally applied for. A small period of livery for a neighbour has now ceased and was not for financial remuneration.

Policy EM5 is the best policy for assessing a business of this nature in a rural area. It is considered that scale, design and materials are acceptable while the size of the extension applied for would not harm open aspect in the countryside. In terms of potential harm to adjacent residents, it is not considered that this extension itself will result in any harm to residents. Clearly several are very aggrieved that the position of the stable block was altered to a position west of the existing ditch on site after they had been consulted and after planning permission had been granted. The revised position of the stable block was accepted as an officer amendment.

Finally in terms of traffic generation, the extension ought not to increase the capacity of the existing business and in terms of the revised operating practice intended there ought to be less comings and goings to site. The configuration of and materials for the access onto Ulnes Walton Lane is not as originally intended. A detailing has been agreed with the applicant's agents, which would not result in widespread removal of the frontage hedgerow. The works will be now required to be implemented prior to the erection of the extension, and within 2 months of the date of any planning permission granted here for the extension.

This further application affords the opportunity to re-impose the conditions not previously adhered to as well as re-addressing the issue of landscaping for the amended position of the stable block as well as landscaping works not entirely in accord with what was previously approved. The applicant has not indicated any unwillingness to resolve any of the outstanding matters but cost and time implications have apparently delayed their resolution. Appropriate conditions are now appended to this recommendation. Several are re-iterated from the initial application for stables on the land, while some are adapted and modified now requiring an early completion of requisite outstanding works.

**Conclusion** That planning permission is granted for the extension now applied for subject to the conditions attached.

**Recommendation: Permit Full Planning Permission**

**Conditions**

1. The approved plans are:

Plan Ref.	Received On:	Title:
SAA/953.02	29/11/05	Site Layout Plan
S02/1199/3	29/11/05	Layout / elevations – Stable Extension

*Reason: To define the permission and in the interests of the proper development of the site.*

2. No development shall take place until an additional and composite scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

*Reason: In the interests of the amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.*

3. All planting comprised in the approved details of landscaping shall be carried out concurrently with the construction of the extended stable building hereby approved. Any trees or plants which within a period of 10 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

*Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.*

4. That the business use of the extended stables shall only be in association with the breeding of horses and not at all for any livery use.

*Reason: Any secondary use could have implications for additional and more regular traffic to and from the site which the Local Planning Authority would have to consider. Also to accord with policy EP8 of the Adopted Chorley Borough Local Plan Review .*

5. A scheme for the containment, storage and disposal of manure, including the frequency of the removal of the manure, shall be submitted to the Local Planning Authority for approval within one month of the date of this permission and implemented two months after its approval by the Local Planning Authority.

*Reason: This scheme was originally intended under the scope of planning permission 03/640 and has not been implemented ; to prevent pollution of any water course and reduce the impact upon neighbouring residential properties; to accord with policies EP8 & EP17 of the Adopted Chorley Borough Local Plan Review.*

6. All external materials shall match those on the existing building.

*Reason: In the interests of the visual amenity of the area in general and the existing building in particular and in accordance with Policy Nos. GN5 & EP8 of the Adopted Chorley Borough Local Plan Review.*

7. That the construction of the access details, including ancillary landscaping, as indicated on plan no. P930.09 Rev. A shall be implemented within 2 months of the date of this planning permission. In addition, the remainder of the frontage hedgerow within the applicant's ownership shall be pruned back to and maintained at one metre in height in perpetuity with the initial pruning exercise undertaken in conjunction with the residue of the access works.

*Reason: The access works previously required under the scope of permission no. 03/0640 have not yet been implemented and remain necessary as the development permitted under 03/640 has commenced and is on going; the works are necessary in the interests of highway safety and visual amenity and to accord with policies EP8 and GN5 of the Adopted Chorley Borough Local Plan Review.*

8. That condition no. 4 to planning permission 03/0640 is re-iterated in that the requisite works have not been discharged to the satisfaction of the Local Planning Authority; the works shall be undertaken in a material to be agreed with the Local Planning Authority within 2 months of the this decision notice.

*Reason: The works are necessary to ensure the creation of an acceptable hard surfaced access to the site in the interests of visual amenity and highway safety, and to accord with the provisions of GN5 & EP8 of the Adopted Chorley Borough Local Plan Review.*

9. That condition no.11 attached to planning permission 03/640 remains in force and is applicable to the continued use of the sand paddock in conjunction with the extended stables afforded by this planning permission.

*Reason: In the interests of visual amenity in the locality and to accord with policy GN5 of the Adopted Chorley Borough Local Plan Review.*

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