

Item B. 5 **06/00332/FUL** **Permit Full Planning Permission**

Case Officer **Miss Nicola Bisset**

Ward **Pennine**

Proposal **Proposed 40m X 20m Sand Paddock**

Location **Coppice Smithy Coppice Lane Anglezarke Chorley PR6 9DF**

Applicant **Mr R Golder**

Proposal The application is for a 40 metre by 20 metre sand paddock. The sand paddock will be located to the south-west of Coppice Smithy which is a semi-detached dwellinghouse. The property and the land are located within an Area of Other Open Countryside. The dwellinghouse is located within White Coppice Conservation Area and the area of land subject to this planning application is located just outside the boundary of the Conservation Area.

The sand paddock will be located within a large open field and measures 40 metres by 20 metres. The sand paddock will be bordered by a 1.2 metre high timber post and rail fence. Due to a variation in land levels at the application site the proposal will incorporate some earth works to create a flat sand paddock. At the northern half of the site the land will be built up from an existing land level of 30.81 to a proposed land level of 31.50. The land outside the sand paddock at the northern edge will be banked up to create a natural slope to the site. The southern half of the site will be levelled from an existing land level of 32.42 to a proposed land level of 31.50. Once again the land to the south of the site will be banked up to create a natural slope away from the site.

To the west of the site there is an existing stone wall which will act as a screen for the proposal when viewed from the west of the site. To the north of the site there is an existing fence and a few mature trees. The trees will act as a partial screen for the proposal.

Planning Policy **GN5-** Building Design and Retaining Existing Landscape Features and Natural Habitats
DC2- Development in the Area of Other Open Countryside
DC9- Landscape Character Areas
EP8- Development Involving Horses
HT7- New Development in Conservation Areas
Development Involving Horses SPG

Planning History **04/00930/FUL-** Erection of a detached garage and erection of stables/ tackroom. Approved December 2004.

Representations Three letters has been received from neighbouring residents in respect of the application. The neighbours have raised the following concerns in respect of the application:

- Concerned that the wind could blow sand across their properties. If planning consent

is given could a material be used which could not become airborne.

- Concerns that the owner could run a riding school from the property and would like White Coppice to remain quiet and rural.
- The development should never be used for commercial purposes
- Additional planting would screen the paddock from the surrounding houses

Consultations

The Councils Conservation Officer objects to the proposal for the following reasons:

- Would create an alien and intrusive feature
- The creation of this feature- different in scale, form and nature, from traditional forms of enclosure in the vicinity- would undermine the character of the landscape and impact adversely on the setting of the conservation area.
- Proposal is contrary to Policies GN5, DC9, EP8 and HT7
- Would create an adverse precedent
- Would have an adverse impact on this type of landscape.

Assessment

Planning permission was granted in 2004 for the erection of a garage and 2 stables and tack room at the property. This development has been constructed to the southwest of the dwellinghouse. The application site is located to the southwest of the stables/garage block.

In accordance with Policy EP8, Development Involving Horses, small private developments should be located close to existing buildings and well screened by existing trees or local landscape features. The site is located approximately 35 metres to the south west of the stable block

When considering the siting there is a large area of land within the red line of the site to the immediate west of the stables. This area of land could accommodate a sand paddock of the size proposed and would be located in close proximity to the existing buildings. However, the sand paddock would occupy a large proportion of the site and would be located in close proximity to the neighbouring residents. It is considered that locating the sand paddock to the west of the stables would have an adverse impact on the amenities of the neighbouring residents due to the close proximity of the site. Therefore, the application site, which is located over 55 metres away from the nearest neighbour, is considered to be the most appropriate siting for the sand paddock which will have a minimal impact on the neighbours amenities. The proposed siting also has the benefit of existing screening in the form of a stone wall to the west of the site and mature trees to the north of the site.

In order to create a flat sand paddock some earth works are required due to the fact that there are varying land levels across the site. To the south of the site the land rises upwards and to the west of the site there is an existing stone wall. To the north of the site there are a few mature trees in close proximity to the site, however the proposal will have the greatest impact when viewed from the north as the northern half of the site requires banking up to create a flat sand paddock.

The land level of the northern half of the site will alter from 30.81 (existing) to 31.50 (proposed). This change in land level will result in a visible feature within the landscape particularly when viewed from the north. The 1.2 metre boundary timber post and rail fence will also ensure the feature is visible within the surrounding landscape. The Conservation Officer has objected to the proposal on the grounds that it will have an adverse effect on the landscape character. However, the change in land levels is only minimal, the land outside the site will be banked up to the site to create a natural slope and the proposal will be partially screened by the existing mature trees. It is therefore considered that the proposal will have a minimal impact on the visual amenities of the Area of Other Open Countryside.

The southern half of the site will require some earth removal to level the site. The land level will alter from 32.42 (existing) to 31.50 (proposed). The land outside the site will be banked up to create a natural slope away from the site and it is considered that this change in land levels will have a minimal impact on the surrounding landscape area.

The site has the benefit of existing screening in the form of natural landscape to the south and east of the site, the stone wall to the west of the site and mature trees to the north of the site. It is unlikely that further screening could be provided to the north of the site which would adequately screen the site due to the size of the canopy of the existing trees. There is not enough space to accommodate further vegetation at this boundary.

The neighbours have raised concerns in respect of lighting and the potential to use the paddock for commercial purposes. A condition will be attached to the approval to ensure that no lighting is erected without the prior written approval of the Local Planning Authority and that the paddock is not used for commercial/business purposes.

It is considered that the proposal will have a minimal impact on the surrounding landscape area and on the amenities of the neighbouring residents. The proposal is therefore considered acceptable in terms of Policy DC2, EP8 and the Development Involving Horses SPG.

Recommendation: Permit Full Planning Permission Conditions

1. The proposed development must be begun not later than three years from the date of this permission.
Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
2. No external lighting or floodlighting shall be erected or installed without express planning permission first being obtained from the Local Planning Authority.
Reason: In the interests of the visual amenity of the area and to ensure compliance with policy GN5 of the Local Plan.
3. The permission hereby granted is for the use of the sand paddock for the keeping and the riding of horses and ponies for private use only. The sand paddock shall not be used for any business purpose in connection with the training or schooling of horse and pony

riders or for the holding of any events, competitions, trials, horse/pony club meetings or gymkhanas. Reason: To define the permission and in the interests of the amenities of the occupiers of surrounding properties and highway safety in accordance with Policy No. EP8 of the Adopted Chorley Borough Local Plan Review.
