

Item B. 5 **06/00563/FUL** **Permit Full Planning Permission**

Case Officer **Miss Nicola Bisset**

Ward **Coppull**

Proposal **Proposed stables**

Location **Land To The Rear Of 243 Chapel Lane Coppull Chorley**

Applicant **Mr S Matthews**

Proposal The application relates to the erection of a stable block on land to the rear of 243 Chapel Lane, Coppull. The proposal incorporates 6 stables and a tack room. A midden is also proposed to the east of the stables.

The stable block is proposed in the south west corner of the site. There is existing vegetation at this corner, which will act as a screen to the proposal.

The proposed stable block forms an L-shape. The part of the building along the southern boundary of the site measures 18.8 metres long and 3.9 metres wide. The part of the building along the western boundary of the site measures 8.2 metres long and 3.9 metres wide. The proposal is 2.1 metres high to eaves level and 3 metres high to the ridge height.

Planning Policy DC1- Development in the Green Belt
EP8- Development Involving Horses
Development Involving Horses SPG
PPG2: Green Belts

Planning History **05/01214/FUL-** Erection of stables, sand paddock, midden and ancillary works. Withdrawn January 2006.

Applicant's Case The applicant has submitted a letter with the application stating that the family owns 6 horses which is why 6 stables are required.

Representations Coppull Parish Council have not yet commented as they are awaiting further information.

3 letters of objection has been received from neighbouring residents raising the following points:

- The stables are located next the back garden and the stables will create loss of privacy, noise and disturbance.
- Will attract flies and vermin and create smells
- Why can't the stables be located further into the field?
- The trees at the border of the field have been damaged.
- How does the applicant intend to deal with the water from the site?
- The midden will create smells and attract flies and vermin.

- There is no access to the field proposed and existing

Consultations

None received

Assessment

The application relates to the erection of a stable block, which will accommodate six stables and a tack room. The proposal will be used for private use and the site is accessed via the access track which is located at the rear of 243- 261 Chapel Lane

There was a previous application at the site last year (05/01214/FUL) for a similar development. The originally submitted application incorporated a stable block of an identical size and location as this application. However the previous application also included a sand paddock and access road to the stables.

The previous application did not include enough information in respect of access to the site and the land levels of the sand paddock. After discussions with the applicants it was ascertained that vehicular access to the stables was not required nor was the need for the sand paddock. The current application reflects the requirements of the applicants and the sand paddock and access road have been removed from the plans.

The stable block proposed as part of this application is located in the south west corner of the site away from the access point to the site. The site is located within the Green Belt and although the stables will be located away from the access point there is no requirement for vehicular access to the site and the proposed location is screened by existing vegetation. Therefore it is considered that this location is the most appropriate siting as it will have an minimal impact on the openness and character of the Green Belt.

The proposed stables are located approximately 30 metres away from the neighbouring residential properties and the midden will be located to the east of the stables over 50 metres away from the nearby residential properties. These distances comply with the guidelines set out in the Development Involving Horses SPG.

Stables 1-4 and the tack room have a floor area of 3.7 metres by 3.7 metres. Stables 5 and 6 have a floor area of 3.7 metres by 4.3 metres. The ridge height is below 3.5 metres. Therefore the majority of the stables comply with guidelines set out in the Development Involving Horses SPG although stables 5 and 6 slightly exceed the guidelines. The number of stables proposed exceeds the number for small private developments set out in the SPG however the applicant has provided evidence that the building is genuinely required for equestrian purposes and a condition will be attached to ensure that the development cannot be used for commercial purposes.

The building will be timber clad with a 1 metre high internal block-work wall which complies with the guidelines set out in the SPG. The proposal complies with Policy EP8 and the guidance set out in 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. The stables hereby permitted shall be used for the stabling of horses and storage of associated equipment and feed only and, in particular, shall not be used for any trade, business or other storage purposes. Reason: To define the permission and in the interests of the visual amenities and character of the area and in accordance with Policy No. EP8 of the Adopted Chorley Borough Local Plan Review.

3. Before the use of the stables is commenced the midden shall be fully constructed and available for use.

Reason: In the interests of the visual amenities and character of the area and in accordance with Policy No. EP8 of the Adopted Chorley Borough Local Plan Review.
