

Item D. 1 **06/00726/FUL** **Permit Full Planning Permission**

Case Officer **Mr David Stirzaker**

Ward **Adlington & Anderton**

Proposal **Formation of a sand paddock**

Location **Land 70m North Of 6 Ellerbeck View Castle House Lane
Adlington**

Applicant **Mr Ian Ashburn**

Background This application relates to an area of land adjacent to a goods vehicle parking area, which is part of the Houghton House Sand Quarry. The site is at the end of Castle House Lane within the settlement of Adlington and is within the Green Belt.

Proposal This application proposes the formation of a sand paddock measuring 20m by 40m. The sand paddock is to be used for private purposes in connection with recently erected stables (04/592/FUL).

Policy DC1 - Green Belts
GN5 - Design/Landscaping
EP8 - Development Involving Horses
SPG - Development Involving Horses

Planning History Formation of Sand Paddock (06/308) – This application was refused due to impact on residential amenity and because a lack of information being submitted that meant the application could not be fully assessed.

Erection of stable block (04/592/FUL) – This application was permitted for a small block of private stables, which have now been erected on site and are adjacent to the site of the proposed sand paddock to which this application relates.

Erection of stable block (03/1248/FUL) – This application was refused.

Representations No representations have been received from the occupiers of the adjacent neighbouring properties.

Consultations Adlington Town Council reiterate comments made in relation to the earlier refused application for a sand paddock (06/308/FUL) in which concerns were expressed as an application was also submitted by the applicants brother at Rigby House Farm but no indication was provided as to why they might be required. The application at Rigby House Farm for a sand paddock (06/725/FUL) is currently being considered to the Council and is not linked to this application.

The site has been the subject of various planning permissions and enforcement matters dealt with by Lancashire County Council as Minerals and Waste Authority. This being the case, LCC were consulted on the application but did not wish to raise any objections to the sand paddock.

Assessment

The main issues warranting consideration are the impact of the sand paddock on residential amenity and the openness of the Green Belt.

Turning to the first matter, the refused application (06/308/FUL) proposed a sand paddock in close proximity to the properties on Sandringham Close. The sand paddock now proposed has been moved further away and is approx. 30 from the nearest property. Notwithstanding this, an existing tract of trees/shrubs behind these properties will help to reduce noise disturbance and screen the sand paddock from view. The sand paddock is to be the subject of a condition that enables its use to be for private purposes only. On this basis, it is considered that the previous objections to the earlier application have now been overcome.

With regards to the impact on the Green Belt, the sand paddock is to be sited on a level area of land and will be bounded by a 1.2m high post and rail fence which is not an uncommon type of fence in rural localities. The sand paddock is against a field boundary and adjacent to the stable block and in fairly close proximity to the buildings and yard area of Hoghton House Sand Quarry. To the north of the sand paddock is a tree planted bund and there is an area of trees/shrubs to the southeast hence the sand paddock will not be prominent in the wider landscape. On this basis, it is considered that the sand paddock will not result in detrimental harm to the open and rural character of the Green Belt.

Conclusion

On the basis of the above, it is considered that the sand paddock will not lead to a detrimental reduction in the open and rural character of the Green Belt and will not harm the residential amenities of the occupiers of the adjacent properties. Accordingly, the sand paddock meets with the objectives of the requisite planning policies.

Recommendation: Permit Full Planning Permission Conditions

1. There shall not be any form of external illumination or sound amplification erected/provided around or in connection with the sand paddock hereby permitted.

Reason: To define the permission and in the interests of the amenities of the occupiers of neighbouring properties, to protect the openness of the Green Belt and in accordance with Policy Nos.DC1 and EP8 of the Adopted Chorley Borough Local Plan Review.

2. 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.

3. The sand paddock shall only be used for private purposes and 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, gymkhanas and shall not be hired out or rented to paying customers.

Reason: To define the permission and in the interests of the amenities of the occupiers of neighbouring properties and highway safety and in accordance with Policy No. EP8 of the Adopted Chorley Borough Local Plan Review.
