

Item D. 3 06/00803/FUL Permit Full Planning Permission

Case Officer Mrs Nicola Hopkins

Ward Clayton-le-Woods North

Proposal Proposed three horse stable block and tack room

**Location Cam Lane Cottage Cam Lane Clayton-Le-Woods
ChorleyLancashire**

Applicant Mr B Barnes

Proposal The application is for the erection of a stable block comprising of three stables and a tack room. The proposal will be located adjacent to the northern boundary of the site to the north east of the dwellinghouse. A bridleway runs along the eastern boundary of the proposal site.

The stable block measures 14.9 metres by 4.4 metres and is 3.55 metres high at the highest point. The three stables measure 3.75 metres by 4 metres internally and the tack room measures 2.8 metres by 4 metres internally

Planning Policy DC1- Development in the Green Belt
EP2- County Heritage Sites and Local Nature Reserves
EP8- Development Involving Horses
PPG2- Green Belts
Supplementary Planning Guidance- Development Involving Horses

Planning History **9/87/00211-** Two storey extension and alteration. Permitted
9/88/00272- Erection of two storey extension to form lounge and bedrooms. Refused- contrary to Green Belt Policy
9/88/00585- Extension and Alteration (Revised Scheme). Permitted
9/89/00042- Change of use from woodland to garden within residential curtilage and erection of entrance walls. Permitted
9/89/00055- Two storey extension. Refused- contrary to Green Belt Policy
9/90/00542- Two storey side extension. Permitted
9/91/00794- Erection of porch (Erection of swimming pool building plan 886/1A)- permitted development)- Withdrawn
9/93/00772- Erection of one bedroom accommodation for disabled relatives attached to existing garages. Permitted
9/94/00043- Replacement conservatory/balcony to side and rear and porch extension/ balcony to front. Permitted
9/94/00384- Two storey side extension, replacing an existing conservatory. Permitted.
9/05/00553/FUL- Retrospective application for the erection of a new boundary wall. Withdrawn
9/05/00554/FUL- Retrospective application for the erection of a private stable block. Withdrawn

Applicant's Case Following concerns raised by Cuerden Valley Park Trust in respect of the land ownership the agent has confirmed that:

- The proposed stables will be sited wholly within the boundaries of Cam Lane Cottage
- The site location plan has been amended and this gives a true representation of the site boundary
- The two trees to the rear of the stables are within his client's ownership

Representations

One letter of objection has been received from the Cuerden Valley Park Trust raising the following points:

- Part of the proposed stables are shown on land in the ownership of the Park Trust.
- The submitted site location plan misrepresents land in the ownership of the applicant
- The proposed development is hard up against the boundaries of the Park, visually impinging into the quiet and green of the Park
- The applicant does not own any outside grazing for these 'ponies'. The land to the north and west of his 'house' is owned by the Park and on which Mr Barnes is currently trespassing.

One letter of objection has been received raising the following points:

- The floor area has been reduced compared to the original plan but the plans now include a tack room which was not on the original plans. The proposal will intrude into the Green Belt.
- It is not clear whether the rear elevation will be timber clad which is the most prominent view to members of the public
- The wall touches a mature Oak tree and electric cables are attached to them. The trees are on the neighbours property and are being damaged by attaching the electric cables to them
- The original application forms stated that no trees would be felled however trees have been felled.
- The tennis court and flood lights which have been erected are not in keeping with green belt policy and causes light pollution
- The tennis courts are also very close to a tree which has a tree preservation order
- Other buildings have been constructed on site which do not have planning permission. These do not comply with Green Belt Policy. From these buildings there are both land drains and waste drains coming out onto the neighbours property. Should the waste drain be connected to a septic tank or main sewer?

Consultations

The Environment Agency has drawn the Council's attention to the advice contained in their Local Planning Guidance document.

Clayton le Woods Parish Council have concerns regarding drainage from the proposed stables.

Assessment

This application is the second planning application in respect of stables at Cam Lane Cottage. In May 2005 a retrospective application was received for a private stable block. The stables had already been constructed and incorporated two stables. The structure was built out of brick with a tiled roof. It was not considered that the stables were appropriate however the planning application was withdrawn prior to a decision.

As the stables had already been constructed an Enforcement Notice had been issued. The applicant appealed this Enforcement Notice. The Inspector dismissed the Appeal and upheld the Enforcement Notice stating that the development could not be considered to be small scale and therefore was inappropriate development in the Green Belt. The stables were also considered to be visually intrusive. The stables were subsequently removed.

This application has been submitted following extensive pre-application discussions with the agent. The proposal incorporates three stables and a tack room. The stables measure 3.75 metres by 4.1 metres internally which slightly exceeds the recommended guidelines of 3.7metres by 3.7metres set out in the Development Involving Horses SPG. The tack room measures 2.8 metres by 4.1 metres internally. Although the stables exceed the recommended size it is considered that they are only marginally larger and are acceptable.

The proposed stables will be timber clad with a 1.2 metre internal block work wall. The roof will be green felt. The materials are considered to be appropriate materials for stables and accord with the Development Involving Horses SPG.

Concerns have been raised that the proposed stables will be built on land out of the applicant's ownership. However the amended red edged site plan accords with the land registry plan and the applicant has confirmed that the proposed stables will be built wholly on his land.

The Environment Agency referred to their Local Planning Guidance Document and in accordance with this document a condition has been attached requesting details of the containment and storage of manure.

Small private stables are considered to be appropriate development in the Green Belt. The size of the proposed stables represents a small private development. The materials are considered to be appropriate within the surrounding area and the proposed stables will not detract from the openness and character. The proposed stables are therefore considered acceptable in terms of Policy DC1 and PPG2.

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 development approved by this permission shall be commenced until a scheme for the containment and storage of manure has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with approved plans.

Reason : To prevent the pollution of the water environment and in accordance with Policy Nos. EP8 of the Adopted Chorley Borough Local Plan Review.

3. 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.

4. The approved plans are:

Plan Ref.	Received On:	Title:
	22 nd August 2006	Site Plan
4006/DD/45C	7 th August 2006	Proposed stables, feed store and ancillary facilities

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