

APPLICATION REPORT – 16/00368/FUL

Validation Date: 22 April 2016

Ward: Wheelton And Withnell

Type of Application: Full Planning

Proposal: Replacement of stable block and temporary storage buildings with new timber stable and equestrian storage building

Location: Hillview Stables Buckholes Lane Wheelton Chorley PR6 8JJ

Case Officer: Mrs Helen Lowe

Applicant: Mr Asakir Asghar

Agent: Mr John Welbank

Consultation expiry: 28 November 2016

Decision due by: 21 October 2016

RECOMMENDATION

1. It is recommended that the application is approved subject to conditions.

SITE DESCRIPTION

2. The application site comprises an existing stables and sand paddock, approved in 2003 (ref. 03/01132/FUL) located off Buckholes Lane, Wheelton. The site is surrounded by open countryside, with sporadic residential development located along Buckholes Lane. The site is screened from Buckholes Lane by a number of mature trees.

DESCRIPTION OF PROPOSED DEVELOPMENT

3. The application proposes the demolition of the existing stable building and removal of a number of existing storage containers and static caravan that have been sited on the site and the erection of a replacement stable building. The plans have been amended to reduce the size of the stables. The application also includes the retention of an existing septic tank which has been located adjacent to the northernmost corner of the sand paddock.

REPRESENTATIONS

4. Two letters of objection to the original plans have been received. They make the following comments:
 - The size of the new building is not commensurate with the proposed use as private horse stabling;
 - If the current stabling is in a poor state of repair this is presumably due to lack of maintenance and could be rectified without the need for expanded development;
 - Security should not be a problem as someone appears to occupy a static caravan on site;
 - Three car movements a day seem to be an underestimate;

- There are three stable developments in close proximity in this area, with piecemeal littering of fields with dubious items of clutter;
- Screening of the site on the northwest is not going to be satisfactorily achieved by planting six mountain ash;
- There is no need for an increase in the height of the proposed building;
- It would not be in keeping;

No further comments have been received in response to the amended plans.

CONSULTATIONS

5. **The Coal Authority** - Low risk area, standing advice

6. **Greater Manchester Ecology Unit** - state that they have no objections to the proposals. Recommend that in the interests of biodiversity enhancement swallow nesting boxes ('cups') could be installed on the new buildings.

7. **Lancashire Highway Services** - No comments have been received.

8. **Chorley Council Tree Officer** - Recommends trees along boundary with Buckholes Lane are retained. Some pruning work is required to reduce tree overhang from the stable site.

9. **Wheulton Parish Council** state that they feel that it is over development, not for personal use but would be a commercial development

PLANNING CONSIDERATIONS

Green Belt

10. The application site located in the Green Belt. The Framework states that the erection of new buildings in the Green Belt should be regarded as inappropriate. Exceptions to this include:

- Provision of facilities for outdoor sport and outdoor recreation, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it; and
- The replacement of a building provided that it does not result in disproportionate additions over and above the size of the original building.

11. At present the existing stable building comprises a linear block of eight stables, situated parallel to Buckholes Lane. When originally granted planning permission in 2003, the building was intended to accommodate six stables and a store and tack room of the same footprint as the stables, but these rooms have been given over to the keeping of horses. The stables are constructed from timber and have a maximum ridge height of 3.6m. The footprint of the existing stables (when including the overhang of the roof) is approximately 116 sq. m.

12. The proposed replacement stable building comprise six stables, a straw / haylage store and a tack room. The eaves height of the building would be 2.2m and the ridge height would be 3.5m. The footprint would be approximately 171 sq. m. The replacement stable building would have a volume approximately 42% larger than the existing building.

13. The Council's Rural Development Supplementary Planning Document (SPD) provides detailed guidance on the replacement of existing buildings within the countryside and equestrian development. It sets out volume increases that may be considered acceptable for replacement dwellings (30%), but does not specify a figure for the replacement of non-residential development.

14. In respect of equestrian development, the SPD states that small scale private development will involve no more than three horses. The current proposal involves the provision of six stables, however a material consideration is the fact that the existing stables also provide for six horses. It is not considered that it would be reasonable to require a reduction in the number of stables when larger stables already exist. The provision of appropriate facilities for outdoor sport and recreation may not be inappropriate in the Green Belt. The height, siting and materials of

the proposed stables are otherwise in accordance with the SPD. No floodlighting is proposed and the applicants are not proposing to run a commercial enterprise from the premises. This can also be secured by condition.

15. It is considered that the amended proposals for a reduced scale of replacement building would not be inappropriate in the Green Belt, for the following reasons:

- The proposal is for the same number of stables as the existing building, therefore, there would be no intensification of the use of the site;
- The height would be no greater than the existing building;
- The use is one which is considered to be appropriate in a rural area, as is the design and appearance of the building;
- The building would be located in the same position on the site as the existing building and would not represent any significant incursion into any open or previously unused part of the site;
- The stables would still be for private use, no floodlighting is proposed;

Design and Appearance

16. The proposed building would be constructed from concrete block work, up to a height of 1m, with the remaining walls constructed from vertical timber boarding. The roof would be black onduline corrugated roofing. The building would be screened from Buckholes Brow to the south by the existing trees and hedging along the site boundary. Additional tree planting is proposed on the western boundary. The materials are in accordance with the Council's SPD and it is not considered that the proposed building would form a discordant or unduly prominent feature within the street scene and wider rural area.

Neighbour Amenity

17. The proposed replacement building would be located in approximately the same position on the site as the existing stables and, as a result, it is not considered that it would have any greater or significantly different impact on the neighbouring residents than the existing development. As the number of stables is not proposed to increase, it is not considered that any increase in intensity of use and associated noise and disturbance is likely.

CONCLUSION

18. On balance, the proposed development is not considered to be inappropriate. It is to replace an existing building of the same and similar intensity of use. The building would be slightly larger; however this would allow a consolidation of storage and reduce clutter on the site. The design and appearance are appropriate and impact on neighbours would be very similar to the existing situation. The proposal is accordingly recommended for approval.

CONSTRAINTS

Coal consultation zone
Green Belt
Parish

RELEVANT HISTORY OF THE SITE

Ref: 03/01132/FUL Decision: PERFPP Decision Date: 10 December 2003
Description: Provision of stable block and sand paddock

RELEVANT POLICIES: In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/ guidance considerations are contained within the body of the report.

Suggested 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 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans below:

Reason: For the avoidance of doubt and in the interests of proper planning

Title	Plan Ref	Received On
Location plan	N/A	19 April 2016
Existing elevations	BBS02/4/16	20 April 2016
Ownership Plan	N/A	19 April 2016
Proposed replacement stables	BBS01/4/16	3 November 2016

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.

4. If the stables hereby permitted are not brought into use or the use of them ceases for a period of one year within 10 years of their substantial completion, they shall be removed from the land and the land shall be restored to its former condition.

Reason: To avoid the proliferation of buildings in the Green Belt for which there is not a continuing need and in the interests of the visual amenity of the Green Belt.

5. No source of external illumination or sound amplification shall be installed on the development hereby permitted.

Reason: To protect the open and rural character of the locality.

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the earlier, and any trees or plants which within a period of 5 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..

Reason: In the interest of the appearance of the locality.