DELEGATED REPORT

Application Reference:	PL/2023/10413
Application Type:	Full Planning Permission
Site Address:	Willow Barn, Stanley Lane, Stanley, Chippenham, SN15 3RF
Proposal:	Extend the existing stable block and construct a tack room and store.
Recommendation:	Planning Permission be GRANTED.

PROPOSAL

This application seeks permission for the replacement of existing single storey wooden stables with a steel equestrian barn and the construction of a horse walker. Willow Barn is a large detached two-storey dwelling, set within a 5.5-acre plot of land divided up into lawn, orchard and paddock.

The site history has indicated an established equestrian use from 2003.

N/03/02897/FUL - Erection of timber stables and change of use of land for keeping of horses – approved with conditions and N/13/00650/FUL - Change of Use of Lane to Equestrian, Creation of Stable Yard, Extension to Existing Stables to Form Tack room, and 20 meters x 40 meters Manage (approve with conditions).

Circa 2021 permission was granted to replace the existing wooden stable block with a steel framed equestrian barn, construct a horse walker - (PL/2021/11930) which was approved with conditions. It appears that this permission is extant with the horse walker being constructed, however the original wooden stable block has been left in situ. The proposal seeks to extend the original wooden stable block and erect an additional single storey building to accommodate a tack room and storage space.

DESCRIPTION/CONTEXT

The application site located in open countryside, approximately 1.5 miles to the east of the settlement of Chippenham. Adjoining the site is the property associated with the equestrian facilities (Willow Barn, Stanley Lane) which is shown within the ownership of the site (blue line). The equestrian facilities are accessed from Stanley Lane and currently consist of a wooden stabling block, concrete yard, horse walker and menage for the exercising of horses and is conditioned for private use to Willow Barn. This proposal seeks to provide additional stabling and storage space for the existing equestrian facilities on site.

The site is not covered by any conservation, landscape or ecological designation. The site is in the open countryside in planning terms by virtue of its position outside of any settlement boundary defined by the development plan.

PLANNING HISTORY

PL/2021/11930 – Replace existing single storey wooden stables with a steel equestrian barn, construct a horse walker – Approve with Conditions

PL/2021/06762 - Proposed single storey rear flat roof kitchen extension, rear single pitched roof extension to form an office and a single storey side extension to create annexe accommodation. Alterations to front porch to a pitched design, improvements to vehicular access and parking - Approved with Conditions

17/06760/FUL – Two storey rear extension and single storey side extension - Approved

14/07376/FUL – Two single storey rear extension, including balcony - Approved

N/13/00650/FUL - Change of Use of Lane to Equestrian, Creation of Stable Yard, Extension to Existing Stables to Form Tackroom, and 20 meters x 40 meters Manage - Approved with Conditions

N/13/01713/S73 - Variation of Condition 3 of 13/00650/FUL - To Allow Siting of Single Mobile Shelter - Approved with Conditions

N/03/02897/FUL - Erection of timber stables and change of use of land for keeping of horses - Approved with Conditions

N/99/02781/FUL – Extension and garage revision - Approved

N/99/01895/FUL – Extension and garage - Approved

N/99/00716/COU – Change of use to residential dwelling - Approved

N/91/00048/FUL – Extension and alterations - Approved

N/90/01638/FUL – Change of use to Nursery School - Approved

POLICIES

- National Planning Policy Framework (NPPF)
- Wiltshire Core Strategy Policies (WCS): CP51, CP57, CP61, CP64
- Bremhill Parish Neighbourhood Plan Policy 1: General Development, Policy 2: Bremhill Village Landscape

ISSUES

- Principle of Development
- Design, Scale and Materials
- Residential Amenity
- Landscape

- Access and Parking
- Archaeology

CONSULTATION

Bremhill Parish Council: Support

Ward Councillors have reviewed this application and are happy to support it. It is consistent with our Neighbourhood Plan and in keeping with the stables already on the site. No neighbours are affected by the development.

Wiltshire Council Archaeology: No further comment.

REPRESENTATIONS

Consultation has been carried out and no letters of representation have been received.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); and the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006).

Principle of Development

The proposal is positioned outside a settlement boundary and as such the application site is therefore considered to be in the open countryside for the purposes of planning policy.

The principle of an extension to an existing equestrian stable building and the erection of an outbuilding within this rural context is considered to be acceptable, providing those proposals are compliant with the requirements of relevant policies within the development plan.

Design, Scale and Visual Impact

Core Policy 57 of the WCS requires new development to respond positively to existing landscapes in terms of building layout, built form, height, mass, scale, building line and materials in order to effectively integrate the building into its setting. Consideration must also be given to Policy 1 (NP 1 – General Development) within the Bremhill Parish Neighbourhood Plan and design statement policies (DSP). DSP3 states that '*development should continue the tradition of adapting to change but should be of a scale and design that is compatible with a rural settlement.'*

This application is seeking permission to extend an existing single storey wooden stable building to provide additional stable and construct a separate single storey outbuilding to accommodate a tack room and storage space. The proposed stable extension and outbuilding would be constructed with timber frames, timber clad horizontal shiplap board and felt shingle tiles, which is entirely appropriate for rural outbuildings in this location. The hard standing will be extended with concrete to adjoin the exiting yard and is acceptable in this location.

The outbuilding proposed to accommodate a tack room and storage area and would measure approximately, 3.7m x 7.4m, it will be secure and designed to match the existing buildings, the design and access statement indicates that the adjoining store would be used for storing bedding and hay. Previous history suggests that the extent of equestrian activity relates solely to that carried out by the occupier of Willow Barn and no commercial use has been proposed. The site is situated within the open countryside and the limited size of the planning unit it is considered that the application of conditions restricting the use of the barn solely for private equestrian use, with no commercial activity would be appropriate and reasonable.

As the application site is located within open countryside, Core Policy 51 of the WCS is relevant. CP51 states development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character and any negative impacts must be mitigated through sensible design and landscape measures. Core Policy 57 requires a high standard of design in all new developments and that development respond positively to the existing landscape.

The site does not sit in any designated landscape setting. Although slightly larger than the current built form the proposed stable extension and additional outbuilding is typical of agricultural / equestrian buildings. The level and degree of visual impact is limited in terms of distant views into the site. Although the single storey buildings may be glimpsed from the highway (Stanley Lane) to the southwest, southeast and lane to the west, it is considered there is sufficient degree of screening which ensures that the alterations to the stable barn and proposed tack room and storage building would not be so adversely harmful that it would warrant a refusal. The additions would be read in conjunction with exiting equestrian facilities and is typical addition within this rural setting. On balance, it is considered that the proposed development would not be unusual in a rural landscape such as this and it is considered would not create an alien or incongruent feature within this landscape and would not be detrimental to the character or appearance of the area and is considered compliant with CP51 and CP57 of the WCS and Policy 1 (NP 1 – General Development) within the Bremhill Parish Neighbourhood Plan and design statement policy DSP3.

Residential Amenity

Core Policy 57 states that development should have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and ensuring that appropriate levels of amenity are achievable within the development itself. Section 12 of the NPPF also states that planning decisions should create places with a high standard of amenity for existing and future users.

Due to its relatively isolated nature, it is considered that the proposal would be unlikely to have any impact on the amenities enjoyed by neighbouring dwellings. The nearest residential dwelling Middle

Farm Cottage is located approximately 188m to the south of the stables and Brookfield approximately 288m to the east.

In the context of the nature and layout of the development, there is considered to be no unacceptable impacts upon the amenities and living conditions of neighbouring properties, thereby complying with the relevant provision of CP57 of the WCS.

Access and Parking

Wiltshire Core Strategy policy CP61 states that new development should be capable of being served by safe access to the highway network. Core Policy 64, states that provision of parking associated with new residential development will be based on minimum parking standards. Section 9 of the NPPF expects development to ensure safe and suitable access to the site can be achieved for all users and that development can be refused on highways grounds if there would be an unacceptable impact on highway safety.

The proposed stable extension and outbuilding would be used in association with the existing approved stabling and horses on site for private use only and would not result in additional use of the site over and above the use permitted. This application is solely for private use only for the horses on site. This being the case, it is considered there would be no additional impacts upon the highway network.

There is considered to be no implications for parking, highway safety or road network capacity as a result of development taking place, compliant with CP61 and CP64 of the WCS.

Archaeology

Planning records indicate that the site is in an archaeologically sensitive location. The archaeology officer has been consulted on the proposal and has raised no objections or requirements for a site assessment and there is no reason to conclude otherwise.

CONCLUSION

Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The above report has shown that this proposal is in accordance with Wiltshire Core Strategy Policies: CP51, CP57, CP61, CP64, the Bremhill Neighbourhood Plan and the NPPF, as it is of an acceptable design and will not have an unacceptable effect on the character and appearance of the area, host dwelling, neighbouring amenity, highway safety or archaeological deposits. It is therefore recommended that this application is approved with conditions.

RECOMMENDATION

That Planning Permission be GRANTED subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

Design And Access Statement Dated November 2023
Existing Block Plan E2
Existing Elevations and Floor Plan E3
Location Plan P1
Manure Statement
Proposed Block Plan P2
Proposed Stable Block and Tack Room Elevations and Floor Plans P3

Received: 30.11.2023

REASON: For the avoidance of doubt and in the interests of proper planning.

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the application form and approved drawings.

REASON: In the interests of visual amenity and the character and appearance of the area.

4 The development hereby permitted shall only be used for the private stabling of horses and the storage of associated equipment and feed and shall at no time be used for any commercial purpose whatsoever, including for livery, or in connection with equestrian tuition or leisure rides.

REASON: In the interests of highway safety and to protect the living conditions of nearby residents.

5 No external lighting shall be installed on-site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals in their publication “The Reduction of Obtrusive Light” Guidance Note 01/21 (reference GN01/21), have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending that Order with or without modification), the equestrian stabling and associated outbuilding hereby permitted shall not be converted to habitable accommodation.

REASON: To secure the retention of adequate parking provision, in the interests of highway safety.

PLUS STANDARD INFORMATIVES / CIL