

02/2004/006

MR & MRS FORSEY

ERECTION OF TWO STABLES (COMMERCIAL/RACING STABLES) AT LAND AT THREE OAKS, ASH PRIORS AS AMENDED BY ...

15043/29652

FULL PERMISSION

PROPOSAL

The proposal comprises the erection of two stable blocks, one measuring 17.5 m x 15 m and another measuring 30 m x 15 m, both of which are 4.5 m high to ridge height. The stables are proposed to be constructed of timber cladding to the walls and dark brown roof cladding and would provide accommodation for 14 horses. The stables are proposed to be used as an outlying yard as part of the applicants racing stables. The site is a former County Council farm that had a number of livestock buildings that have been demolished. The proposed stables are to be sited on a hardstanding area that remains from one of the demolished buildings.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection, subject to conditions relating to visibility, access, entrance gates to open inwards, consolidation of the first 6m of the access, gradient and prevention of surface water discharge to the highway.

ENVIRONMENTAL HEALTH OFFICER views awaited. DRAINAGE OFFICER no objections. Recommend an advisory note regarding soakaways.

ASH PRIORS PARISH MEETING object. Such a number of horses would require perhaps 4 - 5 staff who would need 24 hour accommodation. As no such accommodation is proposed concern is raised about health and safety, both for humans and the animals. 14 valuable horses left unsupervised would be at risk to crime. Waste disposal is not mentioned. Increase in traffic to this narrow lane. There is no facility to exercise the horses. Close proximity to residential property giving rise to pollution and traffic problems. The proposal may lead to future housing applications.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policies S1 and S2, (safeguard visual and residential amenity), Policy S8 (development outside settlement limits), Policy M3a (access and parking standards).

ASSESSMENT

The proposed buildings are considered acceptable in principle in this location outside settlement limits as this form of development, characteristically found in the countryside,

could not easily be contained within the defined limits of a settlement. This form of development also contributes to the rural economy and therefore is compliant with policy S8 of the Taunton Deane Local Plan regarding development outside settlement limits.

The buildings themselves are considered appropriate in design as they reflect the appearance of many agricultural building in the Borough. The stables ridge heights of 4.5 m are considered low compared to many agricultural buildings. The buildings are considerably less imposing than the original farm buildings and therefore the proposal is considered not to detrimentally harm the visual amenity of the area.

The proposed use as an outlying stables to a racing stable is considered less intensive in terms of traffic flow than a working farm and less than other equestrian uses such as livery stables. On this basis the Highway Authority have raised no objections to the proposal.

The relationship with the nearby residential property known as The Old Coach House, adjacent to the south boundary of the site is an agriculturally tied property Under the General Permitted Development Order, livestock buildings can be located in closer proximity to agriculturally tied dwellings without planning permission than non-tied dwellings. Furthermore, the former presence of a dairy farm would have had a considerably greater impact upon the nearby dwelling than the proposed use. The proposal is therefore considered not to detrimentally affect the residential amenity of the area.

Issues regarding the security of the site are not a relevant planning consideration when determining the proposal and are reliant upon the applicants management of the site; as is the exercising of the horses. Any future speculation regarding residential development should also not form part of determining the proposal.

RECOMMENDATION

Subject to the receipt of satisfactory amended drawings and no adverse comments from the Environmental Health Officer, the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, materials, no livery, visibility, access, entrance gates to open inwards, consolidation of the first 6 m of the access, gradient, prevention of surface water discharge to the highway and landscaping.

REASON(S) FOR RECOMMENDATION:- The principle of the development outside defined settlement limits is considered acceptable and the proposal is considered not to harm visual or residential amenity and is therefore considered acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Policies S1, S2, S8 and M3a.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

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NOTES: