

16/15/0003

MRS JOSEPHINE O'CONNOR

**CONVERSION FROM STORE/WORKSHOP TO STABLE INCORPORATING RAISING OF THE EAVES AND ROOF RIDGE PLUS ADDITION OF CANOPY TO THE WEST ELEVATION, CONSTRUCTION OF A MANEGE TO THE SOUTH AT KINLEIGH, FROG LANE, DURSTON.**

Location: KINLEIGH, FROG LANE, DURSTON, TAUNTON, TA3 5AF

Grid Reference: 329039.127976

Full Planning Permission

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**RECOMMENDATION AND REASON(S)**

Recommended Decision: Conditional Approval

**RECOMMENDED CONDITION(S) (if applicable)**

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

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

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

(A3) DrNo 0615/278/010 Proposed Stable Plan  
(A3) DrNo 0615/278/0011 Proposed Stable Elevations  
(A3) DrNo 0615\_278\_020 Proposed Menage Plan  
(A3) DrNo 0615\_278\_021 Proposed Menage Elevations  
(A2) DrNo 0615\_278\_022 Proposed Block Plan  
(A4) DrNo 0615\_278\_023 Proposed Location Plan  
(A3) DrNo 0615\_278\_030 Proposed Menage Construction

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

3. The use of the manege and stables hereby permitted shall be limited to private use only and shall not be used for any business or commercial use.

Reason: Such a commercial operation has the potential to lead to unacceptable transport movements that may be unacceptable in terms of highway safety and foster increased need to travel as set out in Policy DM1 of the Taunton Deane Core Strategy.

## Notes to Applicant

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.

## PROPOSAL

Kinleigh lies to the south of Durston, accessed by Frog Lane, a no-through road. The dwelling itself lies on a higher level than the lane whilst a concrete block and corrugated sheet agricultural building abuts the lane on the same ground level. To the south of this building is a higher agricultural building utilised for plant and machinery storage. To the south and west, a field lies on a higher level than the road.

This application seeks planning permission for the alterations and increase in height of the agricultural building to form a workshop, two stables and a tack room/office. It is also proposed to install a 42 metre by 20 metre manege to the south of the plant and machinery building. The manege would be surrounded by a post and rail fence and would be surfaced with wood chip. The agent has confirmed that no change in levels is proposed and that the facilities are for the applicants private use.

This application comes before committee as the applicant is related to a member of staff.

## CONSULTATION AND REPRESENTATION RESPONSES

### Consultees

*DURSTON PARISH COUNCIL* - In favour of the application, it will have no detrimental effect on neighbouring amenities and will greatly improve appearance, security and weather-proofing of the ramshackle building. No increases in traffic flow or drainage issues are likely to arise.

### Representations

None

## PLANNING POLICIES

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,  
CP8 - CP 8 ENVIRONMENT,

## DETERMINING ISSUES AND CONSIDERATIONS

The building in question is reasonably low in height and lies in close proximity to a higher building. It would lie between the garage to Kinleigh, which is on a higher

level and the agricultural storage building which has a higher eaves and ridge. The proposed increase in height is not therefore considered to appear excessive in height or result in a building out of character with the surroundings. The enlargement through the addition of a canopy would face into the yard area and would not be clearly visible from outside of the site. The building is currently in a poor state of repair and the proposals would result in a positive impact upon the appearance of the lane.

The manege is tucked into an element of the field between the yard area and the road. The agent has confirmed that there would be no change in levels and consequently little interference with the natural topography of the site. It is proposed to erect a post and rail fence around the edge of the manege, which is a typical boundary treatment in rural areas. The site lies on a higher level than the road and is largely screened by the well established hedge/trees to both the roadside and the southern boundary. From the north, this would be screened by the existing agricultural building.

Whilst a large area of grass would be replaced with a new surface material, these alterations are at ground level and not clearly prominent in the surrounding landscape. Furthermore, the use of wood chip is considered to utilise a natural material, which is appropriate to the rural area. As such, the scheme is not deemed to harm the appearance of the rural landscape.

Equestrian developments such as this are a common sight in the countryside and it is considered that the manege would be integrated into the surrounding landscape to an acceptable level.

Due to the remote rural location, there are no direct neighbours to be affected by the scheme. The proposals are to be used for private purposes and are not therefore considered to increase vehicle movements to and from the site.

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

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