

19/2005/001

MR R & MRS G PRING

**ERECTION OF STABLES AND TACK ROOM IN FIELD TO REAR SPRINGFIELDS,  
HATCH BEAUCHAMP AS AMENDED BY AGENTS LETTER AND PLANS  
RECEIVED 30TH APRIL, 2005**

30324/20600

FULL PERMISSION

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**PROPOSAL**

The proposal is for the erection of an 'L' shaped building, which will comprise 3 stables and tack room. The proposal is located with an agricultural field, which is to the south-east of the property Springfields. The field in question lies outside of the identified settlement limits of Hatch Beauchamp and the proposed stables/tack room are located adjacent to the shared boundary between the field and Hatch Mews Business Park. The building will measure approximately 8.5 m x 12.35 m at its extremities and have a maximum height of 3.5 m. The walls are to be covered with stained horizontal shiplap cladding and confirmation of the roof materials is awaited.

**CONSULTATIONS AND REPRESENTATIONS**

ENVIRONMENT AGENCY no objections in principle to this proposal, however, the following comments must be noted:- (1) the site must be drained on a separate system with all clean roof and surface water being kept separate from foul drainage; (2) manure/dung heaps must be sited in an area where it/they will not cause pollution of any watercourse or water source by the release of contaminated run-off; (3) the subsequent disposal of collected wastes must be undertaken in accordance with the MAFF Code of Good Agricultural Practice for the Protection of Water; (4) there must be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct to watercourses, ponds or lakes, or via soak ways/ditches; (5) the proposed development is situated within 250 m of a known landfill site. Before commencement of the development, the applicant must ensure that all reasonable steps have been taken to investigate and where appropriate, remediate against the possibility of gas migration affecting the development site.

ENVIRONMENTAL HEALTH OFFICER Drainage- (a) the site should be drained on a separate system with all clean and surface water being kept separate from foul drainage; (b) all foul drainage, including foul surface water run-off, is disposed of in such a way as to prevent any discharge to any well, spring or watercourse including dry ditches with a connection to a watercourse; c) manure/dung heaps are sited in an area where it/they will not cause pollution of any watercourse or water source by the release of contaminated run-off; and (d) the subsequent storage and disposal of collected wastes is undertaken in accordance with the MAFF Code of Good Practice for the Protection of Water and the Protection of Air. Bonfires - no bonfires are to be permitted on site.

PARISH COUNCIL objects on the following grounds:- the materials proposed are inappropriate in this location; the development in this location is likely to cause a

nuisance to neighbouring properties and be prejudicial to health as it is sited too close to other properties.

47 LETTERS OF OBJECTION have been received raising the following issues:- the submitted plans are inadequate and inaccurate; the application site encroaches on land outside of the applicants ownership; the Council failed to inform all interested parties of the application; access is not shown and no visibility splays could be provided; on the narrow lane without loss of hedgerow and encroachment on neighbouring land; traffic generation; vehicles serving stables are large and there is inadequate road width and turning space; a track and manoeuvring space would inevitably need to be formed; the building is out of character and the materials inappropriate; a metal roof is inappropriate in terms of horse welfare and in such close proximity to power lines, which needs to be sanctioned by Western Power; in making the stable in blockwork, would the next thing be to turn it into a dwelling?; the land is agricultural; there is insufficient need and the potential for commercial livery to start; the development is of a business scale and even if it were for domestic use how can this be allowed on farm land?; commercial stabling should be resisted and if domestic, would an increase in garden curtilage be required?; the applicant refers to a personal use, this is not our understanding; conditions should restrict the keeping of horses for private use only; the proposal will cause noise nuisance and light pollution; it will set a precedent; the proposal will generate a large amount of horse waste, leading to vermin, flies and smell nuisance, this will lead to health problems for neighbouring properties; the application contains no details of how waste is to be stored and disposed of, there have been previous instances of waste being thrown into the business park; there are existing problems of smell due to burning waste, which has made staff on the business park unfit to work; the Authority's Environmental Health Section are dealing with this; the stables are a fire hazard; the proposal is alongside a natural drainage channel, the Environment Agency requires stables and muck heaps to be 10 m from water courses; there is nothing shown on the plans to prevent effluent entering the water table, contrary to environmental regulations; the stables are in the worst possible location, near industrial units, dwellings and within a Special Landscape Area; when the business park was built tree planting was carried out at great expense to protect the visual amenities of the area; the Council has previously advised that the land in question is an important landscape buffer between the business park, open countryside and the houses beyond, reflecting the character of the village; the Council further advised that extensions/intrusions into this open countryside location would be unacceptable, surely this prevents the stables being erected in front of this important landscape buffer; there needs to be consistency to ensure the standards imposed on others are used as a basis for resisting the proposal; there are more appropriate locations elsewhere, such as outside of the village where odours would blend into the surroundings; the proposal is significant, prominent and visible for many areas; it will stand out to the detriment of the visual amenity of the area; loss of privacy, as there is a window overlooking the business park.

## **POLICY CONTEXT**

Policies S1 (general), S2 (design) and S7 (outside settlements) of the Taunton Deane Local Plan are of most relevance. These policies stipulate that, inter alia, development proposals should not harm the character of any landscape setting, lead to pollution or nuisance, and that buildings should be designed and sited to minimise impact.

## **ASSESSMENT**

The submitted plans are of sufficient quality to allow the proposal to be properly considered and adequate publicity was carried out for the application. The agent has been requested to submit a block plan to reflect the amended stables/tack room.

Ownership is not a planning consideration, however, the applicant has been asked to clarify site ownership in order to address the concerns raised.

The site is currently agricultural land. The grazing and stabling of horses on agricultural land is considered to be de minimis i.e. not significant to justify a change of use.<sup>a</sup>

Agricultural uses are capable of generating traffic, often involving vehicles which are large in nature. It is not considered that the current proposal for stables/tack room would significantly increase the level of traffic beyond that reasonable associated with an agricultural use. As such it is not thought that the scheme would worsen the existing situation with regard to highway safety.

The Environment Agency has raised no objection to the principle of the development, but recommends conditions to ensure there is no pollution of any watercourse. Conditions/notes are to be imposed which address the need to satisfactorily dispose of foul drainage and surface water and to satisfactorily store and dispose of animal waste. The Environmental Health Officer does not consider the scheme would cause unreasonable nuisance to neighbours by reason of noise, odour, vermin/flies, light pollution or that it would harm the health of residents. Conditions are recommended to prevent the installation of floodlights, burning of waste, and to ensure that the stables/tack room are used for livery purposes only.

The scheme has been amended to provide more appropriate materials. The walls are to be clad with shiplap boarding and the roof is no longer to be metal. Confirmation of an alternative roof material is awaited. The windows have been deleted from the building and therefore loss of privacy is not an issue. Whilst the application site lies in open countryside, within an important landscape buffer, it is not unreasonable or uncommon for stables and other types of agricultural style buildings to be accommodated on such land. The stables/tack room are of an acceptable scale, are well related to the existing dwelling and will not be over prominent or significantly harm the visual amenities of the area.

The other issues raised are not planning consideration. For these reasons the proposal is considered to be acceptable.

## **RECOMMENDATION**

Subject to the receipt of a revised block plan, clarification over land ownership, confirmation of the roof material and no further letters of representation raising new issues on the revised details 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, livery purposes only, details of foul drainage and surface water disposal to be submitted and agreed, details of storage and disposal of animal waste to be submitted and agreed, no burning of waste and no floodlights to be erected. Notes re work to be carried out in accordance with the approved plans, drainage, manure/dung heaps, MAFF Code of Good Agricultural Practice, contamination of water courses and landfill site with 250 m.

REASON(S) FOR RECOMMENDATION:- It is considered that the proposed stables/tack room are of an acceptable scale and design and that the scheme will not significantly harm neighbouring amenity or the visual amenities of the area. Furthermore, it is not thought that the development would cause pollution, harm public health or cause unreasonable nuisance to neighbouring properties. Therefore the proposal accords with Taunton Deane Local Plan Policies S1, S2 and S7.

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

**CONTACT OFFICER: 356468 MR A GRAVES**

NOTES: