

44/2006/015

ALAN PARAMORE

**RETENTION OF MANEGE & STABLES AT SOUTHEY FARM, WRANGWAY, WELLINGTON**

312120/117709

RETENTION OF BUILDINGS/WORKS ETC

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**PROPOSAL**

Permission is sought for the retention of a riding arena and stabling to the west of Southey Farm, near Wrangway. The manege measures 40.0 m x 20.0 m with the surface covered with graded sand and rubber chips. The manege is enclosed by a post and rail timber fence. No floodlighting is proposed.

In addition permission is sought for the retention of two blocks of stables sited on a concrete slab to the rear of the site. The stables feature softwood shiplap boarding painted dark green with profiled roof sheeting of the same colour.

The applicant states that the all weather riding arena was originally surfaced during the foot and mouth outbreak, where horses were confined to the farm area in 2000. The applicant also states that Southey Farm and the original stable block have been used for equestrian use for over a century.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY the roads leading to the site are substandard in both width and alignment and I would not wish to see a material increase in traffic. The application does not appear to seek regularisation or change of use to one of business/commercial use, only the retention of the ménage and stables. On this basis it was considered by the Highway Authority, that providing there would be no material increase in traffic movements, it would be unreasonable to raise a highway objection. If however, the business/commercial use of the stables is unauthorised then this would be of concern, as the Highway Authority has never had the opportunity to assess the likely traffic implications with such a use.

LANDSCAPE OFFICER no further landscaping required.

7 LETTERS OF OBJECTION have been received raising the following issues:- there are enough stables in the area; highway safety; roads blocked; number of horses kept commercially should be conditioned; the site is a commercial riding school; increase in horse droppings in the surrounding lanes; Southey's was wholly an agricultural unit until the early 1970's, not as stated; the riding arena was formally an orchard; roads not suitable for horse riding; site is located close to an area used previously (and remains listed) by RAF Chinooks for training exercises and as such a conflict of use; surface run off; unsightly development located in an Area of Outstanding Natural Beauty.

## **POLICY CONTEXT**

RPG10 (Regional Planning Guidance for the South West), 2001.

PPS1 – Delivering Sustainable Development, PPS7 – Sustainable Development in Rural Areas, PPS9 – Biodiversity and Geological Conservation.

Somerset & Exmoor National Park Joint Structure Plan Review Policies STR1 (Sustainable Development), STR6 (Development Outside Rural Centres & Villages), Policy 3 (Areas of Outstanding Natural Beauty) and Policy 5 (Landscape Character)

Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design), S7 (Outside Settlements), C9 (Riding Establishments), EN10 (Area of Outstanding Natural Beauty) and EN12 (Landscape Character Areas).

## **ASSESSMENT**

The pertinent issues with regards to the proposal relate to the visual impact on the rural character and appearance of the area, highway safety, amenity and assessment of the commercial element of the enterprise.

The site is located in open countryside and is designated as an Area of Outstanding Natural Beauty. As such special consideration should be given to preserving and enhancing the natural beauty of the Area. National guidance contained within PPS7 states inter alia that all development in rural areas should be well designed..., in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness.

It is considered that the ménage by reason of the existing dense boundary treatment around the site is well screened and not unduly prominent in the landscape. The stables themselves are tucked away to the rear (north) of the site and by reason of their size, timber cladding and low profile roof are considered to be acceptable without detriment to the visual amenity of the area. Moreover, the landscape officer is satisfied that no additional screening is required. The introduction of jumps/equestrian paraphernalia etc can be controlled by condition.

The applicant states that there is maximum space for twenty three horses on the site; however, a proportion of these are used for storage or tack rooms and the total in occupation for the stabling of horses is eighteen. Of these, eleven are privately owned by the applicant or applicant's family. Any future stables would require express planning consent.

One of the issues that arise from proposals for riding stables and riding arenas is the level of traffic generation and activity. The site is located off a minor road of limited width near the hamlet of Wrangway. The Highway Authority raises no objection subject to the proposal being for private use. However, the Highways Authority does not wish to see an intensification of traffic in this location. The use of the stables has been ongoing for the last six years with a mixture of private and commercial use. The applicant is not seeking a change of use to a commercial livery per se but would incorporate a percentage of horses for this use, in addition to the existing privately

owned horses stabled on site. It is considered that subject to conditioning the level of livery facilities on site and for the riding arena to be used solely by those horses stabled at the site the proposal would not intensify the existing level of traffic generation from the site.

It is considered by reason of the isolated position of the site and the existing separation distances to the nearest residential dwellings there would be no loss of amenity through noise or smell as a result of the proposal. Furthermore, there are appropriate powers to deal with such nuisance to local residents through the Environmental Health legislation. It should also be noted that the use has been in existence for six years without such problems being reported.

One of the objectors has raised the issue of the manege effectively stopping the RAF from landing in a nearby field and being of national importance. However, it is not considered that this could be substantiated as a reason to refuse the application. The field in question formed part of a private landing field for helicopters where farmers donate the use of a field for training purposes. However, there is no evidence put forward that the adjoining fields are required strategically. It would appear from evidence put forward by the applicant that following concerns from the local community the field has ceased been used for training activity at this time.

To conclude, it is recommended that for the reasons outlined in this report that permission be granted subject to the conditions attached below.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit, conditioning the use of the riding arena to those horses stabled on site and the number of horses stabled for livery purposes to not exceed fifty percent of the total number of horses kept on site, details for storage of jumps or related equipment to be submitted.

**REASON(S) FOR RECOMMENDATION:-** The proposal is considered not to have a detrimental impact upon the rural character or appearance of the area and is therefore considered acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Policies S1, S2, S7, C9, EN10 and EN12 and Somerset & Exmoor National Park Joint Structure Plan Review Policies STR1, STR6, Policy 3 and Policy 5.

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

**CONTACT OFFICER: 356586 MR A PICK**

NOTES: