

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 27 August 2008

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APPLICATION REF. NO:	08/00373/FUL
STATUTORY DECISION DATE:	21 January 2005
WARD/PARISH:	Sadberge & Whessoe
LOCATION:	Lea Close Farm, Great Stanton
DESCRIPTION:	Erection of a livery and equestrian arena comprising ménage and private stables; general purpose storage building; toilet and restroom facilities; covered external storage unit and use of land for exercising horses.
APPLICANT:	Mr A Whitehead

APPLICATION AND SITE DESCRIPTION

The application site comprises an agricultural unit of approximately 61 hectares to the north east of the village of Great Stainton.

The application comprises the following elements:-

- The erection of a livery /equestrian arena with maximum dimensions of 78m in length, 60 m in depth and 8m in height. The building provides stabling for 40 horses and includes an area for hay, feed and machinery in connection with both the agricultural and livery parts of the business. The building is constructed of dark green coloured profiled metal sheeting.
- An outdoor ménage;
- The erection of three private stable buildings, one of which is attached to the farm dwelling and provides stabling for three horses. This is constructed of red facing brick and clad with dark red concrete roof tiles matching the materials of the attached dwelling. The other two buildings are constructed of mainly cream finished blockwork with some timber cladding and have dark coloured metal profile sheeted roofs. Stabling for six horses and storage area for hay is provided within these buildings.
- Use of land for a cross-country course for horse riding. The submitted drawings indicate two off road riding tracks around the land. One measuring 2.5 miles in length and the other 3.5 miles.
- Associated parking areas for horseboxes and visitors cars.

Vehicular access into the site is achieved from the existing farm track off the C34a Great Stainton/Bishopton Road. The proposal includes for the widening of the access track to 3.7m and the provision of passing bays at 100m intervals.

PLANNING HISTORY

96/308/AG – An application for prior approval for the erection of a building for the storage of hay/straw and farm machinery was determined in June 1996.

97/283/FUL – In June 1997 planning permission was granted for the erection of a lounge/dining room extension to the farm dwelling.

05/01118/FUL – Planning permission was granted in January 2006 for the erection of a new agricultural building, relocation of an existing agricultural building and demolition of redundant buildings.

06/353/FUL – Planning permission was refused in July 2006 for the conversion and extension of agricultural buildings to form three dwellings.

PLANNING POLICY BACKGROUND

The following policies of the Borough of Darlington Local Plan are relevant:-

E2 - Development Limits

E4 - New Buildings in the Countryside

E7 - Landscape Conservation

R14 - Recreation Development in the Countryside

R15 - Horse Related Development

T24- Parking and Servicing Requirements for New Development

RESULTS OF CONSULTATION AND PUBLICITY

Great Stainton Parish Council has objected to the proposed development and raise the following concerns: -

- Number of horses that will be on the roads, including horse droppings in the village.
- Traffic, especially horseboxes and competitions

PLANNING ISSUES

The main issues to be considered in the determination of this application are:-

- Planning Policy
- The effects on the visual amenity of the surrounding countryside
- Residential Amenity
- Surface and foul drainage
- Highway implications

Planning Policy

Policy E2 of the Borough of Darlington Local Plan states that new development in the countryside (outside the development limits) will only be permitted in particular circumstances. This would include development for countryside related sports or recreation activities provided that unacceptable harm to the character or appearance of the rural area is avoided. Policies E7, R14 and R15 reinforce Policy E2 and set out criteria against which the development should be assessed.

In principle the development is considered acceptable subject to the criteria being met in the above policies, these policies are assessed.

Visual Amenity

The nature of the surrounding country here is an undulating and as such views of the equestrian stable building complex are not readily visible. The building complex is most visible when viewed from the southeast near the road junction of the C43a/C92 to Bishopton and Stillington, However the equestrian building itself is not significantly different from other agricultural buildings in the area and its dark green finish aids the assimilation of the building into the landscape. Again the smaller stable buildings are not unduly prominent and relate reasonably well to the existing building complex. Extensive tree planting has been undertaken around the buildings which would in time further assist to mitigate the various elements of the proposals Overall it is considered that the scheme does not cause any material harm to the character or appearance of the surrounding countryside.

Surface and Foul Drainage

The Environment Agency had raised an objection to the application as originally submitted on the grounds that insufficient information had been provided to enable them to make a proper assessment of the non-mains sewage disposal. This matter has been resolved during the consideration of the application and the Agency has lifted their objection but have requested the imposition of conditions to any approval requiring a surface water drainage and attenuation scheme to be put in place.

Residential Amenity

The nearest residential property (the former farmhouse) is situated approximately 150m to the north east of the proposed stables/equestrian complex. It is considered that this separation distance would be satisfactory to safeguard the amenities of its occupants. The village of Great Stainton lies some 600m to the southwest and similarly there is unlikely to be any adverse effects on the residents of this community.

The Council's Public Protection Division have expressed concerns over possible adverse impacts on nearby residents in Great Stainton from external illumination of the proposed ménage area and also from the burning of waste products such as manure and bedding. Conditions have therefore been requested to prevent the burning of waste and for details of any external floodlighting to be submitted to the Council in order that it can be assessed to avoid potential adverse impacts.

Highway Implications

No highway objections are raised to the proposed development

SECTION 17 OF THE CRIME AND DISORDER ACT 1998

The contents of this report have been considered in the context of the requirements placed on the Council by Section 17 of the Crime and Disorder Act 1998, namely the duty on the Council to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. It is not considered that the contents of this report have any such effect.

CONCLUSION

The proposed development is considered to be acceptable in this countryside location. It would not have an adverse impact on the character or appearance of the locality or the amenities or residential amenity. The proposal does not adversely affect highway safety. No issues are raised in relation to crime prevention.

RECOMMENDATION

THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS: -

- 1) A3 Implementation Limit (Three Years)
- 2) B5 Detailed Application
- 3) No later than one month from the date of this permission details of a surface water drainage scheme including attenuation to pre-development discharge rates shall be submitted to, agreed with, the Local Planning Authority. No later than one month from the date of this permission the agreed surface water drainage and attenuation scheme shall be implemented to the satisfaction of the Local Planning Authority. Subsequently there shall be no discharge of surface water to any watercourse unless in accordance with the agreed scheme.

REASON – To reduce the risk from flooding.

- 4) No external floodlighting shall be used on the site unless details of the floodlighting have been submitted to and agreed in writing with the Local Planning Authority, together with an assessment of the impact on nearby sensitive properties. All lighting will need to be arranged so as not to shine directly towards and sensitive properties and to be shielded to prevent light spillage beyond the site boundary.

REASON – In the interests of visual amenity and to safeguard the amenities of nearby residents.

- 5) No waste products derived as a result of carrying out the development hereby approved shall be burned on site.

REASON – In the interests of residential amenity.

- 6) The off road riding tracks identified on drawing no.1885/01 dated April shall be green field tracks only and not surfaced with any material without the prior written agreement of the Local Planning Authority.

REASON – To safeguard the appearance of the surrounding countryside.

- 7) The improvements to the existing access track including passing bays shown on the approved drawings shall be carried within 60 days from the date of this permission, or within a timescale to be agreed in writing with the Local Planning Authority.

REASON- In the interests of highway safety.

- 8) No horseboxes or other vehicles associated with the equestrian/livery use shall be stored or parked outside the areas identified on drawing no. 1885/08 dated April 2008.

REASON – In the interests of visual amenity.

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

The proposed development is considered to be acceptable in this countryside location. It would not have an adverse impact on the character or appearance of the locality or the amenities or residential amenity. The proposal does not adversely affect highway safety. No issues are raised in relation to crime prevention. Therefore the proposed development is considered to comply with the policies in the development plan set out below:-

Borough of Darlington Local Plan 1997

E2 - Development Limits

E4 - New Buildings in the Countryside

E7 - Landscape Conservation

R14 - Recreation Development in the Countryside

R15 - Horse Related Development

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INFORMATIVE TO BE INCLUDED SHOULD PLANNING PERMISSION BE GRANTED

The applicant is advised that works are required within the public highway and contact must be made with the Assistant Director Highways and Engineering (contact Mr A. Ward 01325 388743) to arrange for the works to be carried out to obtain authority under Sec.184 of the Highways Act 1980 to execute the works.