

**DARLINGTON BOROUGH COUNCIL**

**PLANNING APPLICATIONS COMMITTEE**

**COMMITTEE DATE: 4 June 2008**

**Page**

---

<b>APPLICATION REF. NO:</b>	<b>08/00105/FUL</b>
<b>STATUTORY DECISION DATE:</b>	<b>29 May 2008</b>
<b>WARD/PARISH:</b>	<b>SADBERGE AND WHESSOE</b>
<b>LOCATION:</b>	<b>Middleton Riding Stables, Plantation Cottage, Sadberge Road, Middleton St George, DL2 1RJ</b>
<b>DESCRIPTION:</b>	<b>Erection of lean-to walkway to front of indoor arena, lighting to outdoor arena, erection of stable/barn and horse exerciser (retrospective) (amended site location plan received 13 May 2008)</b>
<b>APPLICANT:</b>	<b>MR R A SCOTT</b>

---

**APPLICATION AND SITE DESCRIPTION**

The site comprises an existing equestrian business operation which lies some 150 m to the north of the village of Middleton St George and adjacent to the trackbed of the former Darlington/Stockton railway line.

Several large buildings are present on the site, including an indoor riding centre, stables, food storage buildings and a two storey dwelling.

The site is accessed from the Middleton St George/Sadberge Road.

The application comprises the following elements: -

- The erection of a lean-to walkway linking the indoor riding building to the outdoor arena adjoining the southeastern side of the indoor arena. The lean-to walkway measures 33m in length, 8.9m in width and 4.4m in height. The building is constructed of blockwork lower walls (painted white), timber and Perspex panelled upper walls and metal profile sheeted roof.
- Lighting to the outdoor arena consisting of four spotlights, two attached to the external wall of the indoor arena and two on four metre high timber poles on the opposite boundary of the outdoor arena.
- The erection of a barn/stable building measuring 12.3m in depth, 12.3m in width and 6.6m in height. External walls are to be constructed of blockwork and profiled metal cladding. Similarly the roof is of profiled metal sheeting.

- The construction of an 11m diameter horse walker.

Other than the proposed barn/stable building the other elements of the application have already been carried out.

## **PLANNING HISTORY**

87/493 - In January 1988 planning permission was granted for the erection of an indoor riding school (establishment of use of riding school - development carried out without the benefit of planning permission).

87/457 - In April 1988 outline planning permission was granted for the erection of a bungalow with integral garage. Details of siting, design and external appearance were granted in April 1988.

93/333 - Planning permission was granted in June 1993 for the erection of a two storey side extension to the dwelling on the eastern side of the riding school.

06/425 – In July 2006 planning permission was granted for the construction of an outdoor arena, stables and storage buildings and extension to car park

## **PLANNING POLICY BACKGROUND**

The following policies within the Borough of Darlington Local Plan are considered 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**

One letter has been received requesting that evening competition/training should be limited to 9pm to safeguard the amenities of the occupant of the nearby bungalow. Concern has also been raised over the length of time that the outdoor lights are on.

Sadberge Parish Council has no comment to make on the application

## **PLANNING ISSUES**

The main issues to be considered are:-

- Planning policy
- Visual Amenity
- Residential Amenity
- Highway Matters

**Planning Policy**

Policy E2 of the Borough of Darlington Local Plan states that new development in the countryside will only be permitted in particular circumstances. This would include development for countryside related sports or 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, which are assessed in the following sections.

**Visual Amenity**

The proposed buildings are unlikely to result in any material harm to the appearance or character of the surrounding countryside. They relate well to the existing complex of existing buildings both in terms of their siting and constructional materials and are therefore considered to accord with Policy E4 of the Local Plan. Furthermore the site is well screened by existing planting around its perimeter.

It is not considered that the impact of the floodlighting on the surrounding countryside would result in any significant harm, the effects of which are mitigated to a large extent by the close proximity of the village of Middleton St George and also the well illuminated roundabout on the A67 some 250m to the south east of the site. Officers are of the view that restricting the hours of operation, which could be made conditional to any approval, could further reduce the impact of the floodlighting.

**Residential Amenity**

The only residential property close to the site is the objector's bungalow which is situated approximately 35m to the south of the illuminated outdoor arena and some 45m from the lean-to walkway, the nearest of the two proposed buildings. The separation distance between these buildings and this dwelling is sufficient to ensure that there would be no material harm to the amenities of its occupier. The imposition of a condition limiting the hours of operation that the floodlighting can be used for (as suggested above), would also help to safeguard the amenities of the dwelling's occupant.

**Highway Matters**

The Council's highways manager has raised no objections 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 acceptable in this countryside location. It would not have an adverse impact on the character or appearance of the locality or materially harm the amenities of nearby residents. 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) Notwithstanding anything shown in the application, precise details of the external materials to be used in the construction of the barn/stable building hereby approved, shall be submitted to, and approved by the Local Planning Authority, prior to any work commencing on this building. The building shall not be erected otherwise than in accordance with the approved details.

REASON – In the interests of visual amenity.

- 3) B5 Detailed Drawings (Accordance with Plan)
- 4) The floodlighting hereby permitted shall only be made operational between the hours of 08:00 and 21:00.

REASON- To minimise the effects on the adjoining bungalow to the south and the appearance of the locality.

- 5) The floodlights shall be directed and, if necessary, screened so that no light falls into the curtilage of the adjoining bungalow, known as “Joan’s Palm”.

REASON – To minimise any adverse effect upon the occupants of the neighbouring property

**SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION**

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

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