

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee

1st December 2004

AUTHOR/S: Director of Development Services

S/2131/04/F - Oakington

Erection of a Block of Stables and Tack Room/Feed Room and Barn, (Renewal of Permission S/1565/99/F) at Homefield Stables, Cambridge Road For Mrs B Tingey

Recommendation: Approval

Site and Proposal

1. Homefield stables and associated paddocks, which total approximately 4 hectares, (10 acres), is sited outside of the village framework of Oakington, within the Green Belt and Open Countryside. The site is located to the south east of the village and is accessed off Cambridge Road. The south west and north east facing boundaries of the site are lined with relatively tall mature trees. As a result the existing stable building and paddock area is well screened from the road. More open views are however provided to the north east and south east.
2. This application received on the 19th October 2004 seeks renewal of application S/1565/99/F. This application approved on the 16th December 1999 gave consent for the extension of the existing 'L' shaped stable block. The extension measured 4.2 metres in height and provided four further horseboxes and an additional tack room. The two projections of the 'L' shaped extension measured 13.8 metres and 12.5 metres in length and 3.5 metres in depth (approximate). The extension is a mirror image of that approved in 1992 with both structures forming a 'U' shape, (two 'L' shaped buildings). In addition, planning permission was granted for the erection of an open fronted hay and straw store measuring approximately 5.1 metres in height, 12.5 metres in length and 6.1 metres in depth.

Planning History

3. Planning permission was refused in 1992, reference **S/2012/91/F** for the erection of a barn and access road. It was considered that the barn, by reasons of its size and siting, (barn measured 5.8 metres in height, 23.8 metres in length and 10 metres in width, approximate), would have an adverse affect on the openness of the Green Belt. A later appeal was dismissed with the inspector also making reference to the lack of justification for the need for the barn.
4. Planning permission was granted in 1992 for the erection of an 'L' shaped stable block and access, reference **S/1162/92/F**. The stable block comprised of four horse boxes and a hay store. The use of the stables was restricted by a planning condition to domestic purposes. A Section 106 agreement was also signed which stated that the building shall be removed if it ceased to be used as domestic stables for a continuous period of 12 months.
5. Planning permission was granted in 1999 for the extension of the existing stable block and erection of barn, reference **S/1565/99/F**. Details of this application are given in paragraph 2 of this report. The use of the extended stable block was again

restricted to domestic purposes by way of a planning condition. This extension was also the subject of the above-mentioned Section 106 Agreement. This permission remains extant until the 16th December 2004.

6. The site was subdivided in 2003 and planning permission granted on a 1.6 ha (4.05 acre) site located to the south east of the existing building for an additional access and 'L' shaped stable block, reference **S/1912/03/F**. The use of the stable block was restricted to domestic purposes only and the front boundary hedge protected by a planning condition.

Planning Policy

7. The site is located within the Green Belt. **Planning Policy Guidance Note 2** (Green Belts), **Policy P9/2a** of the Cambridgeshire and Peterborough Structure Plan 2003, ('Structure Plan') and **Policy GB2** of the South Cambridgeshire Local Plan 2004, ('Local Plan') seeks to restrict inappropriate forms of development within the Green Belt. The above policies in addition to **Policy GB5** of the Local Plan state that developments for informal recreational purposes maybe viewed acceptable where the openness of the Green Belt is not affected.
8. **Policy RT1** also seeks to protect the rural character of the open countryside from inappropriate forms of recreation and tourism development. Development of the most versatile agricultural land is also precluded.
9. **Policy P1/3** of the Structure Plan states that a high standard of design and sustainability should be adopted for all new forms of development.

Consultation

10. **Oakington Parish Council** – Refuse. It is noted that circumstances have changed significantly since the previous application was approved, (consent granted for additional stable block and means of access to the east and size of site reduced). Objections raised to the more intense use of the site which is now to be split into three, and also questioned whether the use remains for domestic purposes only. It is also requested that the existing access be upgraded to prevent loose stones from spreading onto the cycle way.
11. **Environment Agency** – Offered standard advice with regard to pollution and drainage.
12. **Chief Environmental Health Officer** – No comments received at time of writing this report. Any comments raised will be reported verbally to the Committee.
13. **Local Highways Authority** - No comments received at time of writing this report. Any comments raised will be reported verbally to the Committee.

Representations

14. None received at the time of writing this report. Any comments raised will be reported verbally to the Committee.

Planning Comments – Key Issues

15. The key issues to consider in the case are the impact of the proposed stable block extension and storage barn on the openness of the Green Belt and Highway Safety, the proposed use of the stables and issues of drainage and pollution control.

Highway Safety

16. The access arrangements for the site are the same as those previously approved in application S/1565/99/F. The Parish has requested that the access arrangements be upgraded to a similar standard as those approved for the adjacent site, application reference S/1912/03/F. In this case the pull in area directly off the highway is laid in tarmac, as oppose to gravel. While the traffic generation of this development remains the same and local highway conditions have not materially altered in the last 5 years, a bound surface will provide a safer access onto the highway. As this was not insisted upon in the previous application, Members may however not consider that such a condition is reasonable.

Openness of Green Belt

17. Whilst the details of this renewal application are the same as those previously approved, since consent was given, the site has been subdivided and a separate stable block built. Whilst the built up appearance of the site has been increased, when application S/1912/03/F was approved the applicants existing stable block and extant permission were still valid. At this time it was considered that the construction of a second stable block within the paddock, in addition to the approved extension to the existing structure and erection of storage barn that had yet to be built, would not have a materially greater impact on the openness of the Green Belt.
18. Whilst the Parish Council does not agree, there has been no change in circumstance since the most recent approval for the second stable block in 2003. The principle of building 2 separate units on the site, one with four horseboxes and one with eight, has already been agreed and the combined impact of the two separate stable blocks on the openness of the Green Belt remains the same. It is therefore considered that an objection to the renewal of the permission S/1565/99/F cannot be justified due to the impact of the development on the openness of the Green Belt.
19. Members should note that the site is not to be split into three units as suggested by the Parish Council. The extension to the stable block will be used in conjunction with the existing 4 horseboxes and tack room and will not be occupied separately.
20. In subdividing the site, the area of paddock in which the horses can exercise has been reduced. Again in approving the 2003 application the use of the site to accommodate up to 12 horses has been approved. The site has been subdivided by fencing and gates. This subdivision does not materially affect the openness of the Green Belt.
21. In approving the second stable block on the adjacent site, a condition protecting the existing front boundary hedge was issued. Whilst a similar condition was not attached to the 1999 approval which the applicant is now seeking to renew, given the more built up nature of the site it is considered that a similar worded condition could now be justified in this instance. Such a condition would ensure that a satisfactory visual screen is maintained to Cambridge Road

Use of stables

22. The proposed stable block extension is to be used in conjunction with the existing structure, for domestic purposes only. This was conditioned on approval S/1565/99/F. The extension and the original stable block are also the subject of a Section 106 agreement, which states that the buildings shall be removed if the stables are not used for domestic purposes for a period of more than 12 months. Whilst the Parish Council has raised some concerns with regard to this issue, it was accepted in 1999 that the stables were to be used for domestic purposes only. The subdivision of the site does not, in my opinion, give any reason now to doubt this claim. The use of the stables should again be conditioned to preclude any commercial use

Drainage and Pollution

23. The Environment Agency has offered the same standard advice given for the previous application. Whilst this information was not included on the decision notice S/1565/99/F, it is considered that the applicants attention should be drawn to be points raised. It is therefore suggested that these be listed as informatives.

Recommendation

24. Approve
1. Standard Condition A – Time limited permission (Reason A);
 2. Sc5a – Details of materials for external walls and roofs (Rc5aii);
 3. The use of the stables and hay store, hereby permitted, shall be confined to domestic purposes only and no trade, including a commercial livery shall be carried out from the premises
Reason – The site lies within the Cambridge Green Belt where informal recreation is permitted where it does not affect the rural and open nature of the area. The use of the site for business or trade purposes would intensify the use of the site, contrary to Green Belt policies.
 4. The existing hedge that runs along the south western boundary of the site, adjacent to Cambridge Road, shall be retained at a height of no less than 2.5 metres unless otherwise agreed in writing by the Local Planning Authority. Any trees or shrubs sited within this hedge which, within a period of 5 years from the completion of the development or the occupation of the buildings, whichever is sooner, die, are removed or become seriously damaged or diseased shall be replaced in the next planting seasons with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.
Reason – To safeguard the rural character of the open countryside in accordance with policy GB2 of the South Cambridgeshire Local Plan 2004

Environment Agency Informatives

1. All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.
2. Any culverting or works affecting the flow of a watercourse requires the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Environment Agency

seeks to avoid culverting, and its consent for such works will not normally be granted as a means of access.

3. Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.
4. Drainage from contaminated yards, manure heaps, stable washings and hay soaking should be discharged to a septic tank and soakaway system.
5. A percolation test shall be undertaken to ensure that soakaways will work adequately in adverse conditions. If, after tests, it is found that soakaways do not work satisfactorily, alternative proposals shall be submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.
6. The septic tank and associated soakaway system shall not be sited within 10 metres of any ditch, pond or watercourse or within 50 metres of any well or borehole.
7. The maximum acceptable depth for soakaways is 2 metres below existing ground level.
8. Temporary field manure heaps should be located where there is no risk of run-off causing pollution. They should not be located near field drains, within 10 metres of a watercourse or 50 metres of a spring, well or borehole that supplies water for human consumption.
9. The applicant must ensure that there is no drainage of effluent from the site to any watercourse or surface water drain or sewer.

Informative

1. The use of the stables that is the subject of this planning permission is restricted in accordance with a Section 106 Agreement under the Town and Country Planning Act 1990, dated 4th November 1993, ref S/1162/92/F.

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - Cambridgeshire and Peterborough Structure Plan 2003:
P1/3 – Sustainable Design in Built Development
P9/2a – Green Belt
 - South Cambridgeshire Local Plan 2004:
GB2 – Green Belt
GB5 – Recreational Role of the Green Belt
RT1 – Recreation and Tourism Development
2. The development is not considered to be significantly detrimental to the following material considerations, which have been raised during the consultation exercise
 - Drainage

- Pollution
- Intensity of use
- Impact on Green Belt
- Highway Safety
- Use of stables

Background Papers: the following background papers were used in the preparation of this report:

- Planning Policy Guidance Note 2 (Green Belts)
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning files S/1162/92/F, S/1565/99/F, S/1912/03/F and S/2131/04/F.

Contact Officer: Paul Belton – Planning Assistant
Telephone: (01954) 713253