

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 June 2011

AUTHOR/S: Executive Director (Operational Services)/
Corporate Manager (Planning and New Communities)

S/0589/11 – WATERBEACH

Erection of Stables and Creation of Menage with Associated Access, Parking and Turning Area at Rushill Farm, Long Drove for Mrs C. Lock

Recommendation: Approval

Date for Determination: 25 May 2011

Notes:

This application has been reported to the Planning Committee for determination as the recommendation of officers conflicts with the recommendation of the Parish Council

Site and Proposal

1. The site is located 4km outside the Waterbeach village framework and within an isolated position in the countryside. It measures 0.35 hectares in area and currently forms part of a larger area of paddock land that is split into smaller paddocks and separated by post and wire fencing and drainage ditches. A sporadic hedge lies on the grass verge adjacent to Long Drove and forms the eastern boundary. The site is situated within flood zone 3 (high risk). Long Drove is a single carriageway, tarmac road. The railway line is situated 0.5km to the west and the River Cam lies 1km to the east. The nearest residential property is at Willowcroft, approximately 100 metres to the north west.
2. This full planning application, received 30th March 2011, proposes the erection of a stable block and the creation of a menage with an associated parking and turning area. The stable block would be situated on the northern part of the site and measure 14.5 metres in length, 10.3 metres in width, and have a height of 2.675 to the eaves and 4.665 to the ridge. It would comprise five stables and a tack room. Four parking spaces and a turning area would be provided to the east of the site. The menage would be situated on the southern part of the site and measure 45 metres in length and 25 metres in width. It would have grassed banks on its east and west sides and two, five metre high floodlights on each of the east and west sides. The access point is existing and would be positioned centrally.

Planning History

3. Planning permission was refused for the erection of a stable block and the creation of a menage with an associated access, parking and turning area in February 2011. The application was on a different site and the grounds of refusal related to the isolated siting of the development.

Planning Policy

4. Local Development Plan Policies

South Cambridgeshire LDF Development Control Policies DPD, 2007:

DP/1 Sustainable Development

DP/2 Design of New Development

DP/3 Development Criteria

DP/7 Development Frameworks

NE/1 Energy Efficiency

NE/6 Biodiversity

South Cambridgeshire LDF Supplementary Planning Documents (SPD):

Trees & Development Sites SPD - Adopted January 2009

Landscape in New Developments SPD - Adopted March 2010

District Design Guide SPD - Adopted March 2010

5. National Planning Guidance

Planning Policy Statement 1 (Delivering Sustainable Development)

Planning Policy Statement 7 (Sustainable Development in Rural Areas)

6. Circulars

Circular 05/2005 Planning Obligations

Circular 11/95 The Use of Conditions in Planning Permissions

Consultation

7. **Waterbeach Parish Council** - Recommends refusal due to inadequate provision of information on the points of concern to the Council (raised in response to previous application). In particular need:
 - a) Additional information on the number of traffic movements to assess impact on the access road (Long Drove).
 - b) Assessment of adequacy of car and other (horsebox) parking for the long term use of menage, 4 horses to be stabled, is the menage to be made available for lessons with people bringing horses or using horses there only, is the number of horses likely to increase, needing additional provision?
 - c) Specific control of operating hours of menage and time of lighting (this could be by condition).
 - d) More information with respect to drainage, the scheme information provided does not seem to indicate flow direction.
8. **Local Highways Authority** - Requires a condition in relation to the use of the stables for non-commercial purposes in order to control traffic movements.
9. **Trees and Landscape Officer** - Has no objections and comments that landscaping may be of potential concern.
10. **Landscape Design Officer** - Comments are awaited.
11. **Acting Environmental Health Manager** - Comments are awaited.

12. **Environment Agency** - Comments that the site is within flood zone 3, high risk and that the flood risk assessment submitted is acceptable in principle. However, the applicant should be aware that whilst the site is currently defended by a flood embankment, it remains at flood risk and no guarantees can be given to the long term maintenance of any embankments. Requires a condition in relation to a scheme for the provision and implementation of pollution control to the water environment and various informatives in relation to drainage matters.
13. **Waterbeach Level Internal Drainage Board** - Has no objections in principle and comments that the Board's preference for drainage at this site would be the installation of trench soakaways that would meet BRE design standards and accommodate a 1 in 100 year storm event plus climate change. If the applicant wishes still to discharge directly to a watercourse, they would require a consent to discharge to the Board's district. The Board would also seek a commuted sum to deal with extra water coming into this system.

Representations

14. **Applicant's Agent** - Has the following response to the Parish Council's queries: -
- " a) The barn and menage is predominantly for personal use by the applicant, with livery for 2 further horses for owners who live on Long Drove and who currently graze their horses on Rushill Farm. The provision of the barn will enable the owners of the liveried horses to visit by bike rather than car as equipment will be able to be stored on site, which is not currently possible. Thus the number of traffic movements will be reduced or stay the same as a result of this development.
 - b) The menage is for the personal use of the applicant and her 2 livery owners to school and exercise their own horses; the applicant's horsebox will be parked in a secure barn immediately adjacent to the Rushill Farm house; no horseboxes or lorries will be stored on the site. Although the plan indicates four 3.2 x 6.5m parking spaces, they are on a planned area of 16m by 10.5m of reinforced grass available to short term parking on the site which will more than accommodate any occasional visitors. No riding lessons are planned and there is no intention of increasing the number of horses stabled on the site.
 - c) As it is for private use there are no 'opening hours' as such for the menage. However it had been previously agreed that the applicant would be happy to ensure that the lights are to be switched off by 8pm and this still stands.
 - d) We have had a copy of the response of consultation from the drainage board who have stated they have no objection to the proposal. I am assuming that this comment from the Parish Council relates to the previous application where it was intended to drain the development directly to the ditch -which is no longer the case. The drainage direction will flow from the menage to the soakaway."

Planning Comments – Key Issues

15. The main issues to consider in the determination of this application relate to the principle of the development and the impacts of the development upon the character and appearance of the area, trees and landscaping, highway safety, and flood risk.

Principle of Development

16. The erection of buildings for recreational equestrian purposes in the countryside is acceptable in principle, as the use needs to be located in a rural area.

Character and Appearance of the Area

17. Whilst it is acknowledged that the development would be located a significant distance away from existing groups of buildings in Long Drove, it would be situated immediately adjacent the road whereas the previous application was in an isolated location away from the road. The complex could not be located adjacent Rushill Farmhouse as the land adjacent the existing building has been planted to form a wildlife meadow and provide open views from the dwelling. It could also not be located adjacent the building to the rear of Rushill Farm as the adjacent land is not owned by the applicants. The siting of the development is therefore considered appropriate. The footprint of the building is considered proportionate to the amount of grazing land and would comply with the British Horse Society's recommendation of 2 horses per hectare. The modest scale and design and external appearance of the stable building would be satisfactory. The materials would reflect traditional agricultural buildings in the locality. Although the menage, bunds, and floodlights would not be in keeping with the soft landscape character of the area, they are not considered to have an adverse visual impact upon the landscape. The development would not therefore adversely affect the character and appearance of the countryside.

Trees and Landscaping

18. The proposal would not result in the loss of any important trees and landscaping that contribute significantly to the visual amenity of the area. A landscaping scheme would be a condition of any consent in order to soften the impact of the development upon the countryside.

Highway Safety

19. Whilst it is noted that Long Drove is a single width carriageway, the proposal is not considered to result in traffic generation that would be detrimental to highway safety providing the site is not used for commercial purposes. This would be a condition of any consent.

Flood Risk

20. Whilst it is acknowledged that the development would be located within the high risk flood zone, it is not considered to significantly increase the risk of flooding to the site and surrounding area. The area has not flooded in 60 years, even during the severe flooding in 1947, the River Cam has flood defences in place in the form of high banks that have a standard of protection

of greater than 1 in 100 years including climate change, the nearby drainage ditches have a 1 in 100 years probability of flooding, and surface water drainage from the development would be disposed via water harvesters and nearby existing drainage ditches (controlled to ensure it would not exceed the natural current Greenfield run off rate of 0.14 litres/second).

Other Matters

21. The use of the floodlights during winter afternoons is not considered to result in light pollution that would harm the amenities of neighbours or the character and appearance of the countryside. The hours of use of the floodlights would be a condition of any consent.
22. A condition should be attached to any consent in relation to pollution control from the development.

Conclusion

23. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

Recommendation

24. Approval subject to conditions
 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
 2. The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Numbers: 2.1 03B, 02B, 01C.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
 3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
 4. The stable block, hereby permitted, shall only be used for private domestic purposes ancillary to the residential use of Rushill Farmhouse, Long Drove, Waterbeach, and no trade or business shall be carried on therefrom.
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

5. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
6. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
7. Prior to the commencement of any development, a scheme for the provision and implementation of pollution control shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed with the Local Planning Authority.
(Reason - To reduce the risk of pollution to the water environment in accordance with Policy DP/1 of the adopted Local Development Framework 2007.)
8. The floodlights, hereby permitted, shall not operate between 22:00 hours and 08:00 hours.
(Reason -To minimise the effects of light pollution on the surrounding area in accordance with Policy NE/14 of the adopted Local Development Framework 2007.)

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

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents: Trees and Development Sites, Landscape in New Developments, and District Design Guide
- Planning Policy Statement 1
- Planning File Reference: S/0545/11

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