

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee

6th July 2005

AUTHOR/S: Director of Development Services

S/0945/05/F - Steeple Morden

Stable and Tack Room at 23 Station Road, Steeple Morden for Mr and Mrs Crane

Recommendation: Approval

Determination date: 8th July 2005

Conservation Area

Site and Proposal

1. The site is located in the south of Steeple Morden, just on the edge of the Conservation Area. The dwelling house, garden and some of the paddock area are located in the village framework. The proposed stable and tack room would sit close to the framework edge. There are buildings on both of the neighbouring sites, mainly storage sheds and garage buildings. The only access to the site is through the garden of No. 23, although there are public footpaths that run along the back of the site.
2. The application received 13th May 2005 is for the erection of a stable and tack room for the housing of donkeys. The building would be 5.4m x 3.6m x 2.7m high in shiplap cladding with a black metal roof.

Planning History

3. None relevant to this application

Planning Policy

4. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 ("The County Structure Plan") requires a high standard of design for all new development that responds to the local character of the built environment.
5. **Policy P7/6** of the County Structure Plan states that Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.
6. **Policy SE9** of the South Cambridgeshire Local Plan 2004 states that development on the edges of villages should be sympathetically designed to minimise the impact of development on the countryside
7. **Policy EN30** of the South Cambridgeshire Local Plan 2004 ("The Local Plan") states that proposals in conservation areas will be expected to preserve or enhance the special character and appearance of the area, especially in terms of their scale, massing, roof materials and wall materials. Schemes, which do not specify traditional local materials, or details that do not fit comfortably into their context will not be permitted.

Consultation

8. **Steeple Morden Parish Council** recommends refusal, commenting:

“Whilst the Parish Council has no objection to the style of the proposed building, we have concerns over the access route for the horse(s) plus the associated hay and feed. As it seems unlikely this can be via the side of the Dwelling, the only route would be via Church Farm Lane, the restricted width of which would pose problems for a horse and rider (or for a horsebox or delivery vehicle) when encountering oncoming traffic. In addition, there is very limited vehicle turning space at the end of the Lane, without using the access road to the recent barn conversions there. We are also unclear whether the Applicant has access rights to the Paddock, except via the side of the Dwelling.

Without prejudice to the above, should the Committee be minded to approve the Application, we would ask for a condition that the building be considered part of the dwelling and not sold separately from it in the future. We would also ask for the building to be dismantled and removed from the site if no longer required for the keeping of horses.”

9. **Conservation Manager** has no objections as the design is appropriate to the Conservation Area.
10. **Chief Environmental Health Manager** has no objections.
11. **The Environment Agency** has no objections but has made some comments with reference to water run off and soakaways.

Representations

12. One letter was received from the occupiers of No. 25 Station Road supporting the application proposal.
13. A letter was also received from the applicants addressing the Parish Council comments, which state they intend to use only their existing access and accept a condition to restrict the use of the land to that of the occupiers of No. 23 Station Road only and not to be separated from the dwelling house.

Planning Comments – Key Issues

14. The size and design of the building would not harm the character and appearance of the Conservation Area.
15. The key issue for this application is whether the existing access to the site is acceptable in terms of its required new use.

Access

16. The Parish Council has raised concerns with reference to the access and were unsure as to whether the applicants have access via Church Farm Lane and its restricted width to accommodate a use of this kind. I have been informed by the applicants the only access they have is that of the existing access that fronts Station Road. They intend to use their driveway to load and unload goods for their donkeys and to transport it to the paddock area through their garden.
17. Given that the building is considered to be acceptable in this location, I do not consider it necessary to seek its removal if no longer required for its intended use.

Recommendations

18. Approve
- The development hereby permitted shall be begun before the expiration of 5 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 would not have been acted upon.)
 - The building hereby permitted shall not be used at any other times other than for purposes ancillary to the residential use of the dwelling known as 23 Station Road, Steeple Morden.**
(Reason – To protect the amenities of the surrounding properties and in accordance with the requirements of Policy HG12 of the South Cambridgeshire Local Plan 2004.)
 - No vehicular access shall be achieved to the building, hereby permitted, other than from Station Road on the frontage of the site at No. 23 Station Road.**
(Reason – In the interest of highway safety.)

Informative

All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used

Soakaways are proposed for the disposal of uncontaminated surface water, percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the Local Authority. The maximum acceptable depth for soakaways is 2 metres below existing ground level. If, after tests, it is found that soakaways do not work satisfactorily, alternative proposals must be submitted.

Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.

Manure heaps should not be located within 10m of any ditch or watercourse or within 50 m of a well, borehole or a spring

Reasons for Approval

- 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) and **P7/6** (Historic Built Environment).
 - South Cambridgeshire Local Plan 2004: SE9** (Village Edges) and EN30 Development in Conservation Areas.
- The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:

- Highway safety
- Impact upon setting of adjacent Conservation Area

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

- File reference S/0945/05/F
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003

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