

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee      5<sup>th</sup> October 2005  
**AUTHOR/S:** Director of Development Services

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**S/1560/05/F - Waterbeach  
Erection of Stable Block and Change of Use of Land to Paddocks  
At 53 Field Squadron, Waterbeach Barracks  
For Ministry of Defence**

**Recommendation: Approval  
Date for determination: 10<sup>th</sup> October 2005**

### Site and Proposal

1. Waterbeach Barracks is the large secured settlement/complex owned by the Ministry of Defence to the north of Waterbeach village accessed off Denny End Road, Waterbeach. The Barracks lie outside the Village Framework in land defined as open countryside. There are no other policy restrictions on the land.
2. This application received on 15<sup>th</sup> August 2005 seeks full planning permission for the erection of a part brick/timber and slate stable block adjacent to 53 Field Squadron building and the change of use of 4no. areas of land within the Barracks to paddock land. The stable block would be single storey, comprising 12 individual boxes, a tack room, feed room and hay storage area. It would be constructed in a 'U' shape with the open side facing northwest (this side would be closed off using a proposed 2m high chain link fence with double gates). The northern most arm of the building would be constructed from 'hit and miss' timber panels and will be used as the hay store. Internally the walls will be removable depending on the number of horses and level of storage required. Within the courtyard created there would be a grassed area. The southeastern block will be 32.3m in length with 2x27.2m "wings" forming the courtyard. The overall height would be 4.3m.
3. The application is part retrospective as foundations and low-level brick courses have been constructed. Development has stopped on site pending the outcome of this planning application.

### Planning History

4. None relevant

### Planning Policy

5. **Policy P1/2 'Environmental Restrictions on Development'** of the Cambridgeshire and Peterborough Structure Plan 2003 sets out the strategic restrictions to development of land.
6. **Policy P1/3 'Sustainable Design in Built Development'** of the County Structure Plan 2003 requires a high standard of design and sustainability for all new development.

## **Consultation**

7. **Waterbeach Parish Council** – Refuses the application. “Concern regarding access and highway related matters. The change of use is a retrospective application. If for other than MOD personnel there is concern over security. There is no car parking provision which the P.C would have expected to see for the amount of stabling. No provision for DEFRA requirements for waste management.” – Refuse
8. **The Chief Environmental Health Officer**  
No significant impact from an Environmental Health standpoint.
9. **Waterbeach Level Internal Drainage Board**  
The Board has no comment from a drainage point of view.
10. **Environment Agency**  
No objections subject to comments.

## **Representations**

11. No comments have been received in response to press and site notification.

## **Planning Comments – Key Issues**

12. The key issues to consider in respect of this application are the impact on the character and appearance of the Countryside.
13. The application should be considered in light of the Cambridgeshire and Peterborough Structure Plan 2003 policies; there are no directly relevant Local Plan policies.
14. Policy P1/2 of the County Structure Plan 2003 seeks development to be restricted in the countryside unless the proposals can be demonstrated to be essential in a particular rural location. In addition there should be no risk to the quality of ground or surface water and no damage to areas considered important for their biodiversity, historic, archaeological, architectural and recreational value.
15. Development within the Barracks is generally on an ad hoc basis, this scheme is no exception and proposes a fairly large stable block building and conversion of land to paddock land. The building will be utilised for a period of time as part of MOD training and it is expected that the building will then be converted to storage and accommodation as a continued use.
16. The Barracks provides a unique situation in Policy terms given it is a large settlement/complex outside the village framework and Members should consider whether there would be an unreasonable impact on the countryside from the erection of this proposed building and the change of use to the surrounding parcels of land.
17. This development is essential in so far as it forms part of the MOD training programme. Officers take the view that the siting of the building is appropriate given it is adjacent to existing built form (53 Field Squadron building and Air Hangar) and falls within what is considered to be the main developed perimeter of the site much of which comprises vast areas of hard standing. The more rural areas of the site are those identified as proposed paddock land to the north and east of the Barracks and that of the disused airfield.

18. In visual terms the building is fairly low and the impact is not considered to be significant as it will be set in the context of existing buildings when viewed from Denny End Road and the A10. Use as paddocks on the identified parcels of land is considered to be an appropriate countryside use; the specific details of enclosure should however be conditioned to ensure no adverse large-scale or intrusive fencing.
19. Concern has been raised regarding parking, however, there are substantial areas of hardstanding, which could be utilised if so desired. Persons using the stable complex will be MOD personal already on site.
20. Prior to the submission of this part retrospective application a number of complaints were received from nearby residents regarding the noise from construction of the stable block. Although the Chief Environmental Health Officer has no objections it is advised that time restrictions on construction be imposed.

### **Recommendation**

21. Approve subject to the following conditions:
  1. Standard Condition A – Time limited permission (Reason A);
  2. Sc5a – Details of materials for external walls and roofs (Reason: Rc5aii);
  3. Sc51 – Landscaping (Reason: Rc51);
  4. Sc52 – Implementation of landscaping (Reason: Rc52);
  5. During the period of construction no power operated machinery shall be operated on the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sunday or Bank Holidays) unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions. (Reason: Rc25)
  6. Sc60 – Boundary treatment (insert - paddock area) (Reason: Rc60)
  7. No external lighting shall be installed on the application site unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf. (Reason: To avoid excessive visual intrusion within the surrounding countryside)
  8. The reference to 2m high chain link fence and double gates is specifically excluded from this permission. No development shall commence until exact details regarding the means of enclosure to the open side of the stable block have been agreed in writing with the Local Planning Authority. The development shall be implemented in accordance with the agreed details. (Reason: To ensure the development is not incongruous)

### **Informatives**

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

- c) Only clean, uncontaminated surface water, should be discharged to any soakaway, watercourse or surface water.
- d) All foul sewage or trade effluent, including stable wash down water, shall be discharged to the public foul sewer.
- e) Any stable waste retained on site prior to disposal should be stored on a sealed concrete pad, not discharging to surface or ground water
- f) No foul sewage or effluent, including run-off from contaminated yards, manure heaps, stable washing and hay soaking, should be discharged to any surface water drainage system.
- g) Manure heaps should not be located within 10m of any ditch or watercourse or within 50m of a well, borehole or spring.
- h) Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

### **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:**

**P1/2** (Environmental Restrictions on Development)

**P1/3**(Sustainable design in built development)

2. The proposal is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:

- Highway safety
- Parking
- Waste management

**Background Papers:** the following background papers were used in the preparation of this report: Application file Ref S/1560/05/F

South Cambridgeshire Local Plan 2004

Cambridgeshire and Peterborough Structure Plan 2003

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