

Application Number: 16/10879 Full Planning Permission

Site: STAPLETON HOUSE, CRANBORNE ROAD, DAMERHAM SP6
3JF

Development: Stable block; manege

Applicant: Mr & Mrs Henderson

Target Date: 29/08/2016

1 REASON FOR COMMITTEE CONSIDERATION

Contrary to Councillor View

2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Countryside
Area of Outstanding Natural Beauty

3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Core Strategy

Objectives

1. Special qualities, local distinctiveness and a high quality living environment
7. The countryside

Policies

Core Strategy

- CS2: Design quality
- CS3: Protecting and enhancing our special environment (Heritage and Nature Conservation)
- CS7: Open spaces, sport and recreation
- CS10: The spatial strategy

Local Plan Part 2 Sites and Development Management Development Plan Document

DM25: Recreational uses in the countryside - including horse-keeping/riding

4 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Section 38 Development Plan
Planning and Compulsory Purchase Act 2004
National Planning Policy Framework

5 RELEVANT SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS

None

6 RELEVANT PLANNING HISTORY

None of direct relevance

7 PARISH / TOWN COUNCIL COMMENTS

Damerham Parish Council: Recommend permission but would accept a delegated decision

8 COUNCILLOR COMMENTS

Councillor E Heron: The proposed stable block, hay store and manege will require careful assessment regarding potential impact on the landscape of the AONB. However, while the provision of 6 loose boxes necessitates a fairly large building, given the area of grazing (understood to be 8.5 acres) under the control of the applicant and the timber construction of the building, this does not appear to be overly excessive or out of keeping with the area.

9 CONSULTEE COMMENTS

9.1 Land Drainage: No objection subject to condition

9.2 Tree Officer: No objection

9.3 Cranborne Chase Area of Outstanding Natural Beauty: The application has a number of basic weaknesses that need to be resolved. There is no objection to the keeping of horses, however, the proposal is currently not good enough to approve.

10 REPRESENTATIONS RECEIVED

None

11 CRIME & DISORDER IMPLICATIONS

No relevant considerations

12 LOCAL FINANCE CONSIDERATIONS

Local financial considerations are not material to the decision on this application

13 WORKING WITH THE APPLICANT/AGENT

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council take a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome.

This is achieved by

- Strongly encouraging those proposing development to use the very thorough pre application advice service the Council provides.
- Working together with applicants/agents to ensure planning applications are registered as expeditiously as possible.
- Advising agents/applicants early on in the processing of an application (through the release of a Parish Briefing Note) as to the key issues relevant to the application.
- Updating applicants/agents of issues that arise in the processing of their applications through the availability of comments received on the web or by direct contact when relevant.
- Working together with applicants/agents to closely manage the planning application process to allow an opportunity to negotiate and accept amendments on applications (particularly those that best support the Core Strategy Objectives) when this can be done without compromising government performance requirements.
- Advising applicants/agents as soon as possible as to concerns that cannot be dealt with during the processing of an application allowing for a timely withdrawal and re-submission or decision based on the scheme as originally submitted if this is what the applicant/agent requires.
- When necessary discussing with applicants/agents proposed conditions especially those that would restrict the use of commercial properties or land when this can be done without compromising government performance requirements.

No pre application advice was sought. The Officer's Briefing Notes highlight the concern with the size of stable building and its impact on the landscape. The applicants agent has responded and provided justification, however, this does not address the concerns that the building is too large.

14 ASSESSMENT

- 14.1 The site comprises a detached two storey dwelling surrounded by fields and paddocks set within a very sensitive rural location lying in the Area of Outstanding Natural Beauty. The site is accessed from a country lane approximately 1 mile from Damerham. Although there is a detached barn, courtyard group of former farm buildings now used for holiday lets and a detached dwelling close to the site, there are very few other buildings in the immediate area. The converted former barn buildings are now separated from the applicant tion at Stapleton Farm. The surrounding fields and paddocks are enclosed by post and rail fencing, with horses being kept on parts of the land. The country lane is also bounded by dense high hedgerows.
- 14.2 The application proposes a single building comprising six stables, two tack rooms and hay store on land to the north of the dwelling. It is also proposed to construct a manege to the north west of the dwelling, set behind the existing group of trees. The proposed building would be of a typical timber construction under a cement fibre sheeting roof rising to approximately 2.9 metres high. The building would be set around a courtyard arrangement measuring 14 metres in depth and by 16.7 in length. The proposed manege would measure 40 metres by 20 metres enclosed by new timber fencing. An access track would be created between the proposed stable and manege.

14.3 In support of the application, it is stated that the applicant currently owns approximately 8.5 acres of the surrounding land and the existing dwelling is occupied by three generations of the family comprising 4 adults and 4 children, in which all have an interest in horses including providing care and schooling. The applicant seeks consent for the stables and manege for private purposes, and some of the horses will come from a rescue centre and be brought to the holding to be appropriately cared for. The applicant currently has 3 horses on the land which are housed in temporary accommodation, but a further 5 horses are currently being stabled elsewhere. Essentially the proposed building would provide shelter for the horses including storage space for livestock, feed, bedding and equipment. The proposed manege is proposed to provide space for exercising and schooling of horses kept on the land.

14.4 Local Plan Part 2 Policy DM25 is applicable in this case and relates to recreational uses in the countryside including horse keeping and riding. The policy states that development associated with recreational uses will be permitted where it will:

- a) help meet a local recreational need; and/or
- b) will assist in the diversification of an agricultural enterprise; and/or
- c) will assist in relieving harmful pressures on a sensitive part of the New Forest National Park; provided that there will not be unacceptable impacts on the amenities of local residents, the rural character of the area, local roads or other environmental or agricultural interests (including nearby parts of the New Forest National Park and coast).

The policy goes onto state that development related to recreational horse keeping and riding will be permitted provided the scale is appropriate to the rural setting and character and it will not result in harmful increases in riding pressures on sensitive parts of the New Forest (in particular those subject to international nature conservation designations) or otherwise have unacceptable impacts on neighbouring uses, the rural landscape, local roads or on road safety.

14.5 In assessing the proposal against the policy, essentially the proposal is to provide a recreational facility for the applicant and it is not proposed to be used by the community or commercially. The site does not form part of an agricultural holding or agricultural operation, and accordingly the proposal does not assist in the diversification of an agricultural enterprise. It is considered that the proposal can take pressures off the New Forest National Park. Overall, it is considered that local plan policies are supportive of development associated with recreational uses, but careful consideration must be given to the impact on the rural landscape.

14.6 The main issue in this case is the effect on the character and appearance of the area which lies within a very sensitive location lying in the Area of Outstanding Natural Beauty (AONB).

14.7 Core Strategy Policy CS3 relates to protecting and enhancing the special environment and nature conservation. The policy requires conservation and enhancement of the natural beauty of Areas of Outstanding Natural Beauty. The National Planning Policy Framework states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes which include AONBs. Furthermore it should be recognised that the presumption in favour of sustainable development does not automatically

apply within AONB's. It states that great weight should be given to conserving landscape and scenic beauty in AONB's which have the highest protection in relation to landscape and scenic beauty.

- 14.8 As stated above, the site lies within a very sensitive location, which is defined by the exceptional rolling landscape, open fields and paddocks with dense woodland belts in the backdrop and there are very few buildings within this part of the area. The site lies on slightly elevated land from the road. The proposed building would be sited in a prominent location which would be clearly viewed through the existing access from the road. Although it is accepted that new hedgerow planting has been installed within the site, which would screen part of the site once established, the proposal should still be assessed as new development in the landscape. Although the proposed building would lie within land around the dwelling, the siting of the building would also be somewhat divorced from the dwelling, resulting in further development spread across the site
- 14.9 The impact of the proposed building would be compounded by its excessive size. With a footprint measuring nearly 17 metres by 14 metres comprising 6 stables, 2 tack rooms and a large hay store, together with areas of hardstanding, it is considered that this would have a negative impact on the rural character of the area and would make no positive enhancement of the qualities of the Area of Outstanding Natural Beauty. Overall it is considered that the proposed building is too large in size and its location is very prominent from the road.
- 14.10 The proposed manege is not considered to have a significant impact on the rural character of the area or wider landscape. The proposed facility would be sited behind the group of trees. The provision of a timber post fence and the design, which would be set into the ground levels, would reduce the overall visual impact.
- 14.11 With regard to other matters, the Tree Officer does not raise any objections and the proposal would not have any adverse impact on residential amenity or public highway safety matters.
- 14.12 In conclusion, while the case made by the applicant highlights the need for the building, and the local plan policies are generally supportive of development for riding establishments, this has to be balanced against the impact on the rural character of the area and the landscape qualities of the Area of Outstanding Natural Beauty. In this case, the adverse impact of the proposed building, given its prominent siting and size, on the character of the area, outweigh the recreational benefits to the applicant.
- 14.13 In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights. Whilst it is recognised that this recommendation, if agreed, may interfere with the rights and freedoms of the applicant to develop the land in the way proposed, the objections to the planning application are serious ones and cannot be overcome by the imposition of conditions. The public interest and the rights and freedoms of neighbouring property owners can only be safeguarded by the refusal of permission.

15. RECOMMENDATION

Refuse

Reason(s) for Refusal:

1. By reason of its prominent siting and excessive size the proposed building would be visually intrusive in its setting which would have a harmful and negative impact on the character and appearance of the area and the wider landscape qualities to the detriment of the Area of Outstanding Natural Beauty. For this reason the proposal is contrary to Policies CS2 and C10 of the Core Strategy for New Forest District outside the National Park, and Policy DM25 of the Local Plan Part 2 Sites and Development Management Document.

Notes for inclusion on certificate:

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

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Further Information:

Major Team

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**Planning Development
Control Committee
September 2016**

Item No: 30

Stapleton House
Cranbourne Road
Damerham
16/10879
SU0815

Scale 1:1250

N.B. If printing this plan from
the internet, it will not be to
scale.

