

01 Reference Number: 20/01989/FUL

Description of application: Continued use of land for keeping of horses including retention of stable block; proposed all weather menage area

Site Address: Land north of Wacklands Lane, Newchurch, Isle of Wight

Applicant: Mrs C Mosdell

This application is recommended for: Conditional Approval

REASON FOR COMMITTEE CONSIDERATION

The applicant is an elected member and objections have been received. Therefore, in line with the Council's constitution, the application is referred for Committee consideration.

MAIN CONSIDERATIONS

- Principle of development
- Impact on the character and appearance of the site and surrounding area
- Other matters

1. Location and Site Characteristics

- 1.1 The application site lies on the northern side of Wacklands Lane and currently comprises a vehicular access leading to a yard area and existing stables (including that subject of this application) with paddock/grazing land to the north.
- 1.2 The surrounding area is rural in nature with open fields, grazing land and other stables present within the landscape.

2 Details of Application

- 2.1 This application seeks retrospective planning consent for the retention of a stable block which has been constructed on site. The submitted documents set out that the stables 'as built' comprise two separate stables, one with a loose box and feed store and the other with a loose box and tack room. Each stable measures 2.6 metres in length by 7.5 metres in width.
- 2.2 The application also includes for the continued use of the land for the keeping of horses and the introduction of a new all-weather menage area. This would measure 40 metres by 20 metres and would be used in conjunction with the existing equine use.

3 Relevant History

3.1 20/00647/FUL – Proposed stables – Approved 19 June 2020

4 Development Plan Policy

National Planning Policy

4.1 The National Planning Policy Framework (NPPF) advises that the purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF confirms that in the context of sustainable development the planning system has three overarching and mutually interdependent economic, social and environmental objectives.

4.2 The NPPF states that there is a presumption in favour of sustainable development and at paragraph 11 it explains that for decision-taking this means:

- Approving development proposals that accord with an up-to-date development plan without delay; or
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Local Planning Policy

4.3 The Island Plan Core Strategy identifies the application site as being outside of any defined settlement boundary, and within the Wider Rural Area. Therefore, the following policies are relevant to this application:

SP1 - Spatial Strategy

SP5 - Environment

DM2 - Design Quality for New Development

5 Consultee and Third Party Comments

Parish/Town Council Comments

5.1 Newchurch Parish Council has advised it supports this application although provides no reason for that support.

Third Party Representations

- 5.2 Two third party representations (from the same person) have been received objecting to the proposal on the following grounds:
- Overdevelopment
 - Non-compliance with previous approval [Officer Note: This is not a material planning consideration and therefore cannot prejudice the determination of this application.]
 - No planning approval for other structures on the land [Officer Note: This is not a material planning consideration.]
 - Drainage

6 Evaluation

Principle of development

- 6.1 The application site lies within a rural area wherein new development will generally be resisted unless a local need is put forward. The proposal relates to the use of the land for equestrian purposes with associated stables and menage area. Development relating to horsiculture is expected to be located within a rural area and therefore subject to the more detailed issues of the proposal being in accordance with the relevant policies of the Island Plan Core Strategy which will be discussed further below, the proposed development is considered to be acceptable in terms of principle.

Impact on the character and appearance of the surrounding area

- 6.2 As detailed above, consent was granted in June 2020 for an additional stable block on this site for use in conjunction with the equine use of the site and a further existing stable building to the south. That consent has since been implemented and the additional stable building constructed however it has been built larger than that shown on the approved plans. This current application therefore seeks consent for the retention of that building 'as built' as well as the continued use of the land for the keeping of horses and a new all-weather menage area.
- 6.3 The plans approved under the previous application (20/00647/FUL) detailed the new stable building to have a footprint of 8 metres by 3.5 metres. Whilst the building that has since been constructed is in the same position and of a comparable height, it has a cumulative footprint of 15.1 metres by 3.5 metres and as such is larger than that approved. Notwithstanding this, it remains a typical agricultural/equestrian style building located within a rural setting which is characterised by horsiculture. Officers are therefore satisfied that it would not appear incongruous or visually prominent when viewed from the surrounding area, particularly when having regard to its set back position and overall scale. Although larger in terms of footprint than previously approved, the building continues to be of a suitable size which appears commensurate with the site and wider landscape and thus would not be excessive or over-dominant. The site is a sufficient size to accommodate the structure without appearing overdeveloped,

with a good degree of space retained around the built form and particularly to the north. The low-key design and use of materials for the building enable it to be situated unobtrusively within the site and not have any negative visual impacts.

- 6.4 In respect of the continued use of the land for the keeping of horses and the introduction of a menage area, it is considered that this would be in keeping with the established character and nature of the site and surrounding area and as such would not cause any harm or detrimental visual impacts to landscape character. As mentioned above, the wider landscape is rural in its appearance and comprises open fields with sporadic built form/development and a proliferation of agricultural and equine uses. Having regard to this, officers are satisfied that the use of the land for the keeping of horses and associated buildings and turnout/menage area would not detract from the visual amenities and qualities of the land when viewed from outside the site itself. Whilst large in terms of its area, the proposed menage is detailed to be topped with rubber chippings which would allow it to blend with the natural tones and landscape which surround the site without appearing starkly contrasting or highly visible from surrounding land. Furthermore, the topography in and around the site itself is relatively level and therefore the menage would sit comfortably within views into and across the plot particularly when taking into account the existing appreciation of development within Newchurch and the nature of the locality.
- 6.5 Having regard to the above, it is concluded that the proposal is acceptable and complies with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

Other matters

- 6.6 One of the key concerns and objections raised in respect of this proposal is the impacts of the development on drainage of the site in respect of surface water. It is asserted that the existing buildings on the application site have exacerbated water flows into the neighbouring site and that should the proposed menage area not be drained to a soakaway, this would cause further impacts. Having considered the nature and size of the stable building, officers consider that the distance between it and the neighbouring land would be sufficient to enable any surface water to naturally percolate into the soil without causing any significant or notable increase to flows or runoff rate. Whilst the photographs provided by the objector do show areas of localised flooding around the site, this appears to be a natural result of the topography of the land and the fact that it sits as a lower level than the application site.
- 6.7 Furthermore, the areas that show pooling of water are parts of the site that have been churned by vehicles, footfall or animals and therefore the collection of water would be expected. The proposed development would be unlikely to increase surface water on the site or runoff to the neighbouring land and the proposed surfacing material for the menage would enable suitable natural drainage. For these reasons, officers are satisfied that the proposal is acceptable in this regard and would not result in any significant or adverse impacts.

7 Conclusion

- 7.1 For the reasons set out above, it is considered that the proposal complies with the requirements of the policies listed within this justification. Therefore, it is recommended that the development is approved subject to the conditions listed below.

8 Recommendation

- 8.1 Condition approval.

9 Statement of Proactive Working

9.1 ARTICLE 31 - WORKING WITH THE APPLICANT

In accordance with paragraphs 38 of the NPPF, the Isle of Wight Council takes a positive approach to development proposals focused on solutions to secure sustainable developments that improve the economic, social and environmental conditions of the area. Where development proposals are considered to be sustainable, the Council aims to work proactively with applicants in the following way:

- o The IWC offers a pre-application advice service; and
- o Updates applicants/agents of any issues that may arise in the processing of their application and, where there is not a principle objection to the proposed development, suggest solutions where possible.

In this instance the application was considered to be acceptable as submitted and therefore no further discussions were required.

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall only be carried out in complete accordance with the details shown on the submitted plans, numbered 001, 002 and 003.

Reason: For the avoidance of doubt and to ensure the satisfactory implementation of the development in accordance with the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

3. The stables and menage hereby permitted shall be used for the stabling of horses and the storage of associated equipment and feed for private recreational purposes only and shall at no time be used for any trade or

business including livery stabling, commercial equestrian tuition or commercial leisure rides.

Reason: The use of the stables and menage on a commercial basis is likely to lead to an increased use of the premises and generation of additional traffic which would be detrimental to the amenities of the area and to comply with policies SP1 (Spatial Strategy) and DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

4. No caravans or similar facilities, whether used residentially or not, shall be placed on the land.

Reason: In the interests of the amenities of the area and to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

5. No waste, foodstuff or other materials shall be stacked or stored on the site at any time except within the buildings or storage areas identified for those purposes on the approved plans.

Reason: In the interests of the amenities and character of the area/neighbouring property to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

6. No manure shall be burned on the site at any time.

Reason: In the interests of the amenities of the neighbouring property occupiers and to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

7. Notwithstanding the provision(s) of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no gates, fences, walls or other means of enclosure shall be erected on the land other than those expressly authorised by this permission.

Reason: In the interests of the amenities and character of the area and to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.