

AGENDA ITEM NO: 8/2(c)

Parish:	Clenchwarton	
Proposal:	Retention of stables and hardstanding and construction of sand ménage	
Location:	Kenwick Lodge 86 Station Road Clenchwarton Norfolk	
Applicant:	Miss Jody Taylor	
Case No:	17/00244/F (Full Application)	
Case Officer:	Mr Bryan Meredith	Date for Determination: 21 April 2017 Extension of Time Expiry Date: 11 May 2017

Reason for Referral to Planning Committee – The views of Clenchwarton Parish Council is contrary to the Officer recommendation

Case Summary

The application seeks the retention of the existing stables and construction of a sand ménage on the application site, located to the south-east of number 26 Station Road. The parcel of land is classified as a mix of Grade 1 and 2 agricultural land.

The application site is located to the west of the settlement of Clenchwarton, and is classified as Countryside in Policy CS02- Settlement Hierarchy of the Core Strategy (2011).

The site comprises of a rectangular plot that has existing stables and hardstanding located to the west of the application site. Vehicular access to the site is provided by the existing laneway which leads onto Station Road.

Key Issues

Principle of development
Impact upon the appearance and character of the countryside
Neighbour Amenity
Access
Flood risk
Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application seeks the retention of the existing stables and construction of a sand ménage on the application site, located to the south-east of number 26 Station Road. The parcel of land is classified as a mix of Grade 1 and 2 agricultural land.

The application site is located to the west of the settlement of Clenchwarton, and is classified as Countryside in Policy CS02- Settlement Hierarchy of the Core Strategy (2011).

The site comprises of a rectangular plot that has existing stables and hardstanding located to the west of the application site. Timber boarded fencing surrounds the stables. The proposed ménage will be lined with 15x10cm treated timber posts, 6 metres apart, connected by 3 rows of rails. The proposed ménage will measure 25m by 45m. The proposed lighting will be located on the northern boundary of the ménage and lighting will be directed southwards towards the site, away from neighbouring residential units.

SUPPORTING CASE

The application is not supported by a Planning Statement but key points set out in the application are set out below:

- The sand ménage will be lined with 15x10cm timber posts, 6m apart connected by three rows of rails. The corner posts and gate posts will be thicker at 20x20cm for stability. The wood will be treated with creosote.
- Three floodlights are to be mounted on street lamp posts to light up the sand ménage whilst exercising in the evening.
- Access to the site is proposed through the laneway north of the properties at Kenwick Hall Gardens
- Horse manure and stable bedding to be spread on a nearby field, and harrowed into the ground.
- Approximately four inches of topsoil will be removed from the 25x45m area of the sand ménage.
- Herringbone shaped trenches will be dug in and laid with 100mm
- drains, which will run out to the nearest dyke (to the south).
- The trenches would then be filled with cleaned pea shingle and covered with geotextile membrane.
- The drainage bed will then be lined with one inch retaining board, to stop the materials leaking out into the paddock.
- On top of the membrane (the drainage bed) will be 40mm cleaned stone, approximately 100mm thick. This will be rolled to ensure it is compact.
- Another layer of geotextile membrane will be added. On top of the second membrane will be approximately 100mm of clean, washed silica sand. There will then be a working surface added which is to be either one of
- a sand fibre, or chopped carpet.

PLANNING HISTORY

08/01123/DISC_A: Discharge of Condition final letter: 30/03/10 - Discharge of Conditions 3, 4 and 5: Construction of a single detached dwelling with detached garage - Land South Of 84, Station Road, Clenchwarton, Norfolk;

08/01123/NMA_1: Application Permitted: 17/12/09 - Non-Material Amendment to Planning Consent 08/01123/F: - Land South Of 84 Station Road, Clenchwarton, King's Lynn, Norfolk, PE34 4DG;

08/01123/F: Application Permitted: 30/07/08 - Construction of a single detached dwelling - Land South Of 84 Station Road, Clenchwarton, King's Lynn, Norfolk, PE34 4DG;

2/00/0546/F: Application Permitted: 01/06/00 - Construction of dwelling - Land Adjacent 84 Station Road, Clenchwarton;

RESPONSE TO CONSULTATION

Parish Council: OBJECT In light of concerns raised by several neighbours regarding the close proximity to residential properties, possible noise and lighting issues Clenchwarton Parish Council wish to withdraw their support for this application.

Highways Authority: NO OBJECTION On the basis that the proposed development is for personal stabling and exercising area for the occupants of Kenwick Lodge and not for commercial purposes/livery yard, I am able to comment that in relation to highways issues only, as this proposal does not affect the current traffic patterns or the free flow of traffic, that Norfolk County Council does not wish to resist the grant of consent, however, I would seek to append a condition to any consent notice issued.

Internal Drainage Board: NO OBJECTION King's Lynn IDB has commented that the site is within the Board's District and the Board's Byelaws therefore apply.

Environment Agency: NO OBJECTION We have reviewed the submitted Flood Risk Assessment (FRA) and find that the details provided do not adequately assess the flood risk posed to the proposed development. However, we do not require any flood mitigation measures to be integrated to the design of this development and consider safe access and egress from the site to be the major cause for concern. As it is not for us to object to planning application on the basis of access and egress, we have no objection to the proposed development. This site is located in an area of Flood Zone 3 and an area benefitting from defences of our Flood Map for Planning. This area is also covered by our River Ouse Tidal Hazard Mapping, indicating that the site is at risk of flooding from a breach to the River Ouse tidal defences in a 1 in 200 year event, with an allowance for climate change. The mapping indicates that such an event would produce flood depths reaching up to 1.5 metres, thereby posing a risk to the development and its occupants.

Public Rights of Way Officer: NO OBJECTION The access to the site is concurrent with Public footpath No1 Tilney All Saints (although now in Clenchwarton Parish by virtue of a historic boundary change) but is unaffected by the proposal. The applicants will be responsible for maintaining the access in a suitable condition and promptly repairing any damage to the access route by vehicular use.

I have no objection to the proposal

CSNN Officer NO OBJECTION

REPRESENTATIONS

FIVE letters of **OBJECTION** were received raising the following concerns:

- Extra Traffic causing hazards onto Station Road
- Invasion of privacy on neighbouring rear gardens/ private amenity space
- Floodlights will be a nuisance
- Flood risk
- Possibility of a livery year round or a riding school being in place
- Fumes and smells from waste

ONE letter of **SUPPORT** was received stating:

- The proposal is for the sole use of the resident of 86 Station Road to ride their two horses in a safe surrounding for pleasure only.
- The proposal will not be used as a livery yard.

NATIONAL GUIDANCE

National Planning Policy Framework – sets out the Government’s planning policies for England and how these are expected to be applied.

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

PLANNING CONSIDERATIONS

The application raises the following issues:

- Principle of development
- Impact upon the appearance and character of the countryside
- Neighbour Amenity
- Access
- Flood risk
- Other material considerations

Principle of development

The application site lies within an area designated as ‘countryside’ as specified within the SADMPD, to the west of Clenchwarton. This proposal is for retention of the existing stables and hardstanding on the site and to construct a sand ménage. Despite the site lying in the countryside where policies are restrictive equine related development is considered acceptable.

The scale and location of the development is considered to be sustainable, and in principle accords with Policy DM1 and DM15 of the SADMP.

Impact upon the appearance and character of the countryside

The application site is a parcel of land amongst a larger area of agricultural land to the south-east of the dwellings along Station Road. As a result, there is a rural feel to the locality. The north-western boundary of the site is currently well screened from the neighbouring dwellings private amenity space by established hedges, fences and some trees, but exposed to the south. Overall the impact of the proposal on the character of the countryside is minimal and is in keeping with similar type of developments across the borough.

Neighbour Amenity

The site plan identifies that proposed ménage can be satisfactorily accommodated on site without causing detrimental neighbour amenity issues. There is adequate distance between the existing stable and proposed ménage and any neighbouring property to the north-west.

There are no concerns regarding overbearing or overshadowing as the proposal is a single storey building. The neighbouring dwellings to the north-west of the ménage will experience minimal issues of overlooking into their private amenity space as there are boundary treatments existing which screen those properties from the area where the proposed ménage is to be located. The lighting proposed is located on the north-western boundary of the ménage only, facing southwards away from neighbouring properties, minimalising the lighting to neighbouring gardens.

Regarding the issue of waste and odour on the site the applicant has confirmed that the waste produced will be spread on the 6.5 acre field adjacent to the application site, approximately 50 metres away from the boundary which links to the neighbouring houses. The adjacent land will be harrowed regularly and the waste will be spread into this land. By spreading the waste so thinly across the land, and being so far away from the neighbouring housing the odour experienced by neighbouring properties will be minimalised. A CSNN Officer was consulted with the proposed waste management scheme and raised no objections and also raised no objection to the proposed lighting scheme.

Access

The site has an existing access route to the stables and adjacent land from the lane which leads from the application site to the west, joining Station Road north of the Kenwick Hall Gardens units. The Highway Officer has commented that as this proposal does not affect the current traffic patterns or the free flow of traffic, the Highway Authority does not wish to resist the grant of permission.

Flood risk

The site is located on land designated as Flood Zone 3 and Hazard Zone of the Council's adopted Strategic Flood Risk Assessment. The Environment Agency has commented that the details provided do not adequately assess the flood risk posed to the proposed development but they do not require any flood mitigation measures to be integrated to the design of this development. Furthermore this site benefits from the defences on their Flood Map for Planning.

Other material considerations

Third party representations received have raised concerns with the proposal regarding the negative impact of lighting, waste, invasion of privacy resulting from the proposal.

Concerns were also raised regarding highway safety, additional traffic and a possible placement of a livery in this location. These issues have been dealt with above in the commentary on the merits of the application.

CONCLUSION

For the reasons outlined in this report it is considered that the proposed development accords with the overarching aims of national and local policy and would not have a material detrimental impact on the amenity of the locality. The proposal is therefore acceptable in principle with Policies CS06 and CS08 of the Core Strategy and Policies DM1 and DM15 of the Site Allocations. It is therefore recommended that this application be approved subject to the following conditions.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans titled:
 - Site Location Plan and Block Plan, drawing number 1056.001,
 - Proposed Ménage Plan and Details, drawing number 1056.002,
 - Existing Stables, Plan and Elevations, drawing number 1056.003.
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition No external lighting shall be installed other than in accordance with the lighting plan on plan number 1056.002 and described on the email received, date 12/04/17, which sets the height of the lighting posts at 6 metres, which will be retained as approved thereafter.
- 3 Reason In the interests of highway safety and the amenity of residents.
- 4 Condition The use of the stables and sand ménage hereby approved shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of 86 Station Road and shall at no time be used for business/ commercial purposes or livery yard.
- 4 Reason In order that the Local Planning Authority may retain control over the development in the interests of the amenities of the locality in accordance with the NPPF.