

AGENDA ITEM NO: 8/2(a)

Parish:	Middleton	
Proposal:	Retrospective change of use of buildings to private use to house own horses and personal belongings (no alterations to buildings).	
Location:	The Stables East Winch Road Blackborough End PE32 1SF Norfolk	
Applicant:	Blackborough End Eq Centre	
Case No:	22/01308/CU (Change of Use Application)	
Case Officer:	Helena Su	Date for Determination: 6 October 2022 Extension of Time Expiry Date: 25 November 2022

Reason for Referral to Planning Committee – Applicant is related to Councillor Nash

Neighbourhood Plan: No

Case Summary

This application is for a retrospective change of use of a building to be used for the stabling of the applicant's own private horses and the storage of personal belongings. The application site goes around the footprint of the building. The wider site consists of a livery, equestrian fields, and residential dwelling and curtilage along the southeast of the site.

The application site is located on the north side of East Winch Road, approximately 1.08km from Blackborough End (South-West), 1.28km from Middleton (North-West) and 1.5km from East Winch (East). The site falls under the jurisdiction of Middleton Parish. The whole site is approx. 2.42ha in size. The application building has an internal floor space of approx. 1400sq.m. The site is outside the development boundary of East Winch and therefore categorised as countryside in the Site Allocations and Development Management Policies Plan (SADMPP) (2016).

Key Issues

Principle of Development
Design and Impact on Residential Amenity
Other material considerations.

Recommendation

APPROVE

Planning Committee
18 November 2022

THE APPLICATION

This application is for a retrospective change of use of a building to be used for the stabling of the applicant's own private horses and the storage of personal belongings. The application site goes around the footprint of the building. The wider site consists of a livery, equestrian fields, and residential dwelling and curtilage along the southeast of the site.

The change of use occurred between October 2021 and January 2022. The applicant has stated that they use the building to store personal belongings, such as family vehicles, caravan, boat, log store, furniture, scaffolding, tools, overwintering of garden plants, pen for family dog, and other miscellaneous family items. The building will also be used to exercise and house the applicant's own horses and store associated equestrian equipment. The spaces within the building for the storage of personal items and for the horses are shown on the floor plan (received on 21 October 2022).

The application site is located on the north side of East Winch Road, approximately 1.08km from Blackborough End (South-West), 1.28km from Middleton (North-West) and 1.5km from East Winch (East). The site falls under the jurisdiction of Middleton Parish. The whole site is approx. 2.42ha in size. The application building has an internal floor space of approx. 1400sq.m. The site is outside the development boundary of East Winch and therefore categorised as countryside in the Site Allocations and Development Management Policies Plan (SADMPP) (2016).

SUPPORTING CASE

No supporting statement submitted.

PLANNING HISTORY

2/00/1511/F: Application Permitted: 07/11/00 - Construction of 3 stables

2/98/1184/F: Application Permitted: 12/10/98 - Improvement to existing outdoor riding arena to enlarge and improve surface and provide lighting

RESPONSE TO CONSULTATION

Parish Council:

No comment made.

UK Power Network:

NO OBJECTION

REPRESENTATIONS

None Received.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

PLANNING CONSIDERATIONS

The main issues to consider are:

Principle of Development

Design, and Impact on Neighbours

Other material considerations

Principle of Development

Middleton is classified as a 'Rural Village' within the settlement hierarchy under policy CS02 of the Core Strategy. The application site is outside of Middleton's development boundary. Policy DM2 states that outside development boundaries, development is more restricted and limited to those identified as suitable in rural areas as set out in other policies of the Development Plan. Policy CS06 states that in the countryside, the strategy will be to protect the countryside for its intrinsic character and beauty.

Furthermore, policy CS10 seeks to retain land or premises currently or last used for employment purposes, unless it can demonstrate that: continued use of the site for employment purposes is no longer viable, taking into account the site's characteristics, quality of buildings, and existing or potential market demand; or use of the site for employment purposes gives rise to unacceptable environmental or accessibility problems particularly for sustainable modes of transport; or an alternative use or mix of uses offers greater potential benefits to the community in meeting local business and employment needs, or in delivering the Council's regeneration agenda.

The development involves the use of an existing building for personal equestrian and storage use. As no material operation will take place to change the use of the building, the local character and setting of the countryside is preserved in line with policy CS06.

Planning Committee
18 November 2022

The application building served a riding school on the site until it permanently closed in 2019. The wider site contains a livery which was reported to suffer a loss of £10,120 in 2021 as there was no demand, other than for a do-it-yourself (DIY) livery. The application building is one small part of the overall equestrian site. As the building no longer served the business as a riding school, the building was used for personal use. A building on the wider site will be retained for the livery business, which employs part-time staff to tend the horses and help with the site's maintenance. The wider site will therefore retain some small scale employment. Ultimately, it can be considered that the continued use of the application building to the livery business was no longer viable, with the business operating at a loss. The scheme therefore meets policy CS10.

The change of use therefore complies with local policies CS02, CS06, CS10 of the Core Strategy (2011) and Policy DM2 of the SADMPP (2016).

Design and Impact on Neighbours

No changes have been made to the appearance of the building, therefore the barn-appearance of the building will be retained and unaltered on the street scene.

The site is located in the countryside, approx. 640m from the closest residential dwelling and given the low key use, the impacts on neighbours will be minimal.

Given the above, the scheme would comply with Local Plan policies CS06 and CS08 of the Core Strategy (2011) and DM15 of the SADMPP (2016).

Other material considerations

UK Power raised no objection to the application.

No objections or comments raised by the Parish Council or neighbours.

CONCLUSION

The change of use of the building to stable the applicant's personal horses and store personal items would not have any impact on the character and appearance of the area and amenity of surrounding neighbours. Additionally, the loss of the building would not result in loss of a small-scale employment site as the livery business on the site is retained. The proposal therefore complies with policies CS02, CS06, CS10 of the Core Strategy (2011) and policies DM2 and DM15 of the Site Allocations and Development Management Policies Plan (2016).

RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be carried out using only the following approved plans:
 - * Location Plan 2 (received on 28 June 2022)
 - *Ground Floor, Ground Floor of 2 Storey Area, First Floor of 2 Storey Area. (received 21 October 2022)
- 1 Reason: For the avoidance of doubt and in the interests of proper planning.

Planning Committee
18 November 2022

- 2 Condition: The use of the building hereby approved shall only be used for the domestic storage within the areas identified in blue and for the keeping and exercising of the applicant own horses and storage of associated equestrian equipment within the areas identified in red on the Ground Floor, Ground Floor of 2 Storey Area, First Floor of 2 Storey Area Plan (received on 21 October 2022), and shall only be used in connection with the dwelling known as The Stables, East Winch Road, East Winch, and shown outlined in blue on 'Location Plan 2' (received on 28 June 2022) and shall at no time be used for business or commercial purposes.

- 2 Reason: For the avoidance of doubt and to safeguard the amenities of the locality in accordance with the NPPF.