

SCHEDULE "B" TO THE AGENDA FOR THE
SOUTHERN PLANNING COMMITTEE
20 JANUARY 2010

Applications not subject to public speaking.

Background Papers (DoP&D)

Background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report are listed under the "Representations" heading for each planning application presented, or may be individually identified under a heading "Background Papers".

The implications for crime, disorder and community safety have been appraised in the following applications, but it is not considered that any consideration of that type arises unless it is specifically referred to in a particular report.

B1	WA/2009/1716 S Neads 24/11/2009	<u>Erection of stables and hay barn following demolition of several outbuildings at Beech Farm, Grayswood Road, Haslemere, GU27 2DF</u>
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Grid Reference:	E: 491276 N: 134230
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Town :	Haslemere
Ward :	Haslemere East and Grayswood
Case Officer:	Mrs H Hobbs

8 Week Expiry Date	19/01/2010
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Neighbour Notification Expiry Date	04/01/2010
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RECOMMENDATION	That, subject to the views of Chesterton Humberts and Surrey Wildlife Trust, permission be GRANTED subject to conditions.
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Location or Layout Plan



Site Description

The site of the proposed stable and hay barns is located within 30 acres of land owned by the applicant and known as Beech Farm. It has been an equine establishment since at least 1969. For at least the last 10 years, the farm has been operating for private equestrian purposes. Beech Farm is on the north-western side of Grayswood Road. There is a complex of buildings, which includes a Victorian Farmhouse on the south-eastern part of the site and other buildings used in connection with the equine activities.

The application site is part of the area currently occupied by the buildings and hard standing and is therefore surrounded by land within the applicant's ownership.

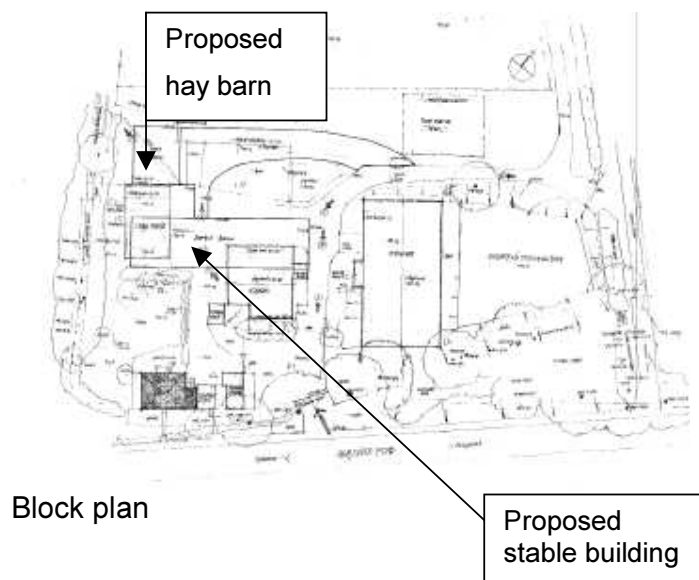


Aerial photograph of Beech Farm

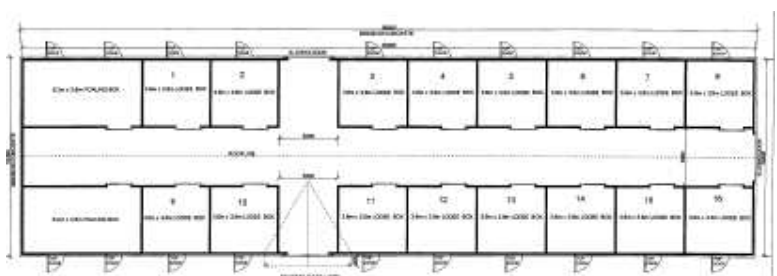
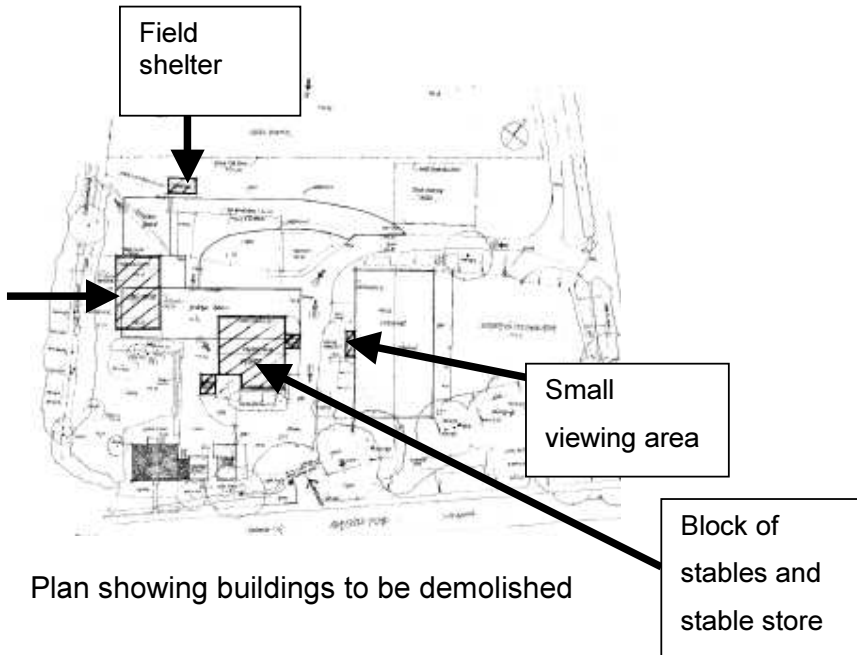
Proposal

It is proposed to erect 507 sq m. of buildings comprising:

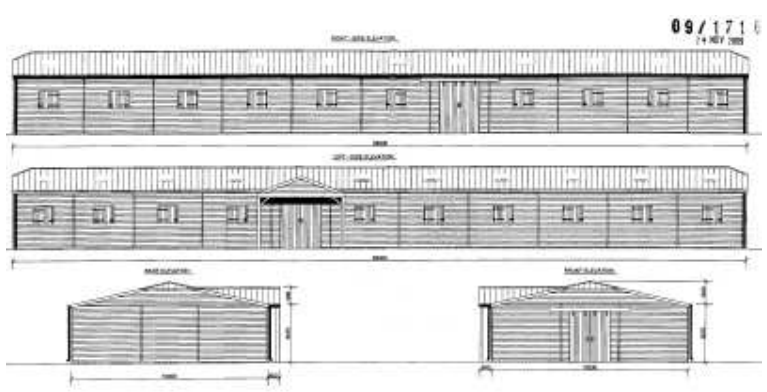
- Stable building of 387.6 sq m with a pitched roof and maximum height of 4.5 m to provide 16 loose boxes and two foaling boxes.
- A hay barn of 120 sq m with a pitched roof and a maximum height of 5.2 m.



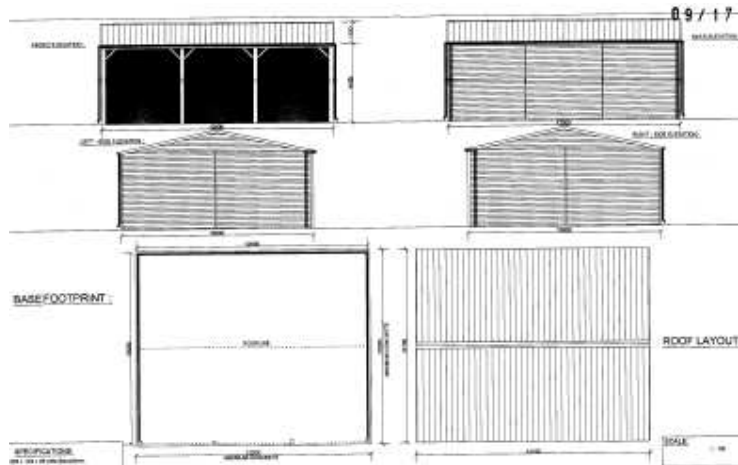
Block plan



Layout of proposed stable building



Elevations of proposed stable building.



Elevations and plan of proposed hay barn.

The following buildings would be demolished (floor area of 400.45 sq m):

- Open barn
- Block of stables
- Stable store
- Field shelter / stable
- Viewing area attached to dressage building

The design and access statement explains that the existing buildings are of poor concrete construction with asbestos or corrugated iron roofs and are unsuitable as housing for the applicants' horses. The applicants, Mr Stuart Neads and Mrs C Neads, are top three-day eventers and show jumpers and have represented Great Britain in international competitions. They have 18 horses which are grazed on the 30 acres attached to Beech Farm. Their horses are highly trained and therefore require high quality facilities.

The applicant states that the owner's equestrian activities run from Beech Farm and provides a significant source of income to the local rural economy in terms of feed merchants, farmers, local garages, farriery and vets. The applicant notes that DEFRA states that equestrian activities "play an important part in rural economies, the social fabric of rural communities and environmental and land management".

Relevant Planning History

WA/2009/0201	Provision of an all-weather exercise track for equestrian use (as amended by letter dated 16/03/09 and by plans received 18/03/09)	Full Permission 08/04/2009
WA/2001/0555	Construction of a horse exerciser (as amplified by letter dated 09/05/01).	Full Permission 17/05/2001

WA/1998/1749	Construction of a sand school for ancillary recreational use	Full Permission 07/12/1998
HAS8343	Temporary siting of Caravan, for use by herdsman	Dismissed 09/01/1962
HAS8009	Additional garage and extension to barn	Full Permission 21/02/1961
HAS75/69	Erection of a Covered Riding School	Approved 14/05/1969
HAS6316	Use of land for the erection of fifteen dwellings	Refused 17/04/1956
HAS49/69	Change of use from Farm to Riding Stables and Erection of a Shelter	Approved 03/04/1969
HAS363/64	Outline application to erect agricultural cottage	Dismissed 20/01/1965
HAS3/70	Extension to the stable block to form tackroom	Approved 18/02/1970
HAS220/68		//
HAS126/71	Alterations to stables and erection of a new garage	Approved 21/07/1971

Planning Policy Constraints

Wealden Heaths II SPA 5 km
 East Hants SPA 5 km
 SPAD
 Green Belt outside settlement
 Surrey Hills AONB & AGLV

Development Plan Policies and Proposals

Policies C1, C3, D1, D4, C10, RD13, of the Waverley Borough Local Plan 2002
 Policies SP5, C3 of the South East Plan 2009

Consultations and Town/Parish Council Comments

Haslemere Town Council – No objection

County Highway Authority – No requirements

Chesterton Humberts (equestrian consultants)– not yet received to be reported orally

Surrey Wildlife Trust – Not yet received - to be reported orally

Representations

None received

Determining Issues

Impact on Green Belt

Impact on AONB/AGLV

Impact on Site of Nature Conservation Importance and effect upon SPA

Planning Considerations

Impact on Green Belt

The site is within the Green Belt where there is a presumption against inappropriate development. PPG2 (Green Belts) states that the construction of new buildings inside a Green Belt is inappropriate unless it is for the specific purposes, which include essential facilities for outdoor sport and outdoor recreation which preserve the openness of the Green Belt. Paragraph 3.5 states: “Essential facilities should be genuinely required for uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it. Possible examples of such facilities include ... small stables for outdoor sport and outdoor recreation.”

The text accompanying Local Plan Policy C1 reiterates the advice in PPG2. Paragraph 11.85 of the text accompanying the policy states that:” Whilst the erection of appropriately sized stables which are ancillary to the open use of the land can be regarded as appropriate development in the Green Belt, it is essential that proposals so not detract from the openness of the Green Belt or conflict with the purposes of including land within it.”

Policy RD13 deals with non-commercial horse-keeping and states that permission will be granted for non-commercial development associated with the keeping of horses provided that:-

- (a) the proposed development is small in scale and its location, design and materials are appropriate to the character and appearance of the surrounding area.

- (b) the proposal would not significantly detract from the character of the rural landscape; and
- (c) the proposal would not give rise to significant noise, disturbance to the occupiers of nearby residential properties or otherwise adversely affect residential amenities.

The proposed new buildings are not considered to be small in scale and therefore not appropriate development within the meaning of PPG2 and C1. However, in this case, officers agree with the applicants that very special circumstances have been put forward which warrant setting aside the harm caused by the inappropriateness of the size. The special circumstances are which are considered to justify the proposal are:

- Existing buildings (with a gross floor area of 400.45 sq m) albeit smaller buildings are being demolished.
- The new buildings will consolidate activity on the site and will allow for the site to be tidied up and for landscaping in the form of new trees and shrubs to be planted to soften the appearance of the building in the landscape.
- The new buildings would be within the existing farmyard complex of buildings and would be more attractive in the landscape than the prefabricated buildings they would be replacing.

Officers have sought the advice of Chesterton Humberts on the merit of the case from a technical equestrian point of view. These views have not yet been received and will be reported at the meeting. However, it is anticipated that support can be offered to the application on the grounds of the proposal being reasonably necessary for equestrian purposes.

It is considered that the existing stables are substandard and inadequate to house the horses kept on the site by the applicant's family who are three-day eventers and show jumpers and compete for Great Britain.

Impact on AONB/AGLV

The proposed buildings due to their design, materials and location within the site and the fact that substandard buildings would be removed would conserve and enhance the character and appearance of the AONB/AGLV. The provision of additional planting to screen and soften the development would also enhance the character of the area.

Impact on Site of Nature Conservation Importance and SPA

There is a Site of Nature Conservation Importance to the south- west of the site. Officers consider that it is unlikely that the proposal will have an adverse impact on this site but the views of Surrey Wildlife Trust have not yet been sought and will be reported orally.

As the proposal is not for residential development, it is not likely to result in a material increase in the number of people and therefore would not have a significant effect upon the integrity of the SPA.

Conclusion

The proposal does not technically constitute appropriate development within the Green Belt, by virtue of its size. However, very special circumstances are considered to exist having regard to the removal of existing buildings. The proposed buildings would enhance the character of the rural landscape because they would consolidate the haphazard nature of the buildings currently on the site, would be of more sympathetic materials and would enable the “farm yard” to be reduced in size and for additional planting to take place to soften the impact of the buildings. Subject to the views of Chesterton Humberts, it is considered that the scheme should be supported.

Recommendation

That, subject to the views of Chesterton Humberts and Surrey Wildlife Trust, permission be **GRANTED** subject to the following conditions:

1. Condition

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

In the interest of the character and amenities of the area, in accordance with Policies C1, C3, D1 and D4 of the Waverley Borough Local Plan 2002.

2. Condition

No development shall take place until a detailed landscaping scheme, showing both on and off site planting, has been submitted to and approved by the Local Planning Authority in writing. The landscaping scheme shall be carried out strictly in accordance with the agreed details and shall be carried out within the first planting season after commencement of the development or as otherwise agreed in writing with the Local Planning Authority. The landscaping shall be maintained to the satisfaction of the Local Planning Authority for a period of 5 years after planting, such maintenance to include the replacement of any trees and shrubs that die or have otherwise become,

in the opinion of the Local Planning Authority, seriously damaged or defective. Such replacements to be of same species and size as those originally planted.

Reason

In the interest of the character and amenities of the area, in accordance with Policies C1, C3, D1 and D4 of the Waverley Borough Local Plan 2002.

3. **Condition**

Within one month of the occupation of the buildings the subject of this permission the buildings shown for demolition on plan DEM 1 shall be demolished and the materials removed from the site.

Reason

In the interest of the character and amenities of the area, in accordance with Policies C1, C3, D1 and D4 of the Waverley Borough Local Plan 2002.

4. **Condition**

The premises shall be used for private equestrian purposes and for no other purposes.

Reason

In the interest of the character and amenities of the area, in accordance with Policies C1, C3, D1 and D4 of the Waverley Borough Local Plan 2002.

5. **Condition**

The plan numbers to which this permission relates are Location plan to a scale of 1:1250, Survey to a scale of 1:200, DEM1, 41306/1, 41306/2, 41306/3, 41306/4. The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policies C1, C3, D1, D4, C10, RD13 of the Waverley Borough Local Plan 2002 and Policies SP5 and C3 of the South East Plan 2009.

SUMMARY OF REASONS FOR GRANTING PERMISSION

The development hereby granted has been assessed against the following Development Plan policies: Policies C1, C3, D1, D4, C10, RD13 of the Waverley Borough Local Plan 2002, Policies SP5 and C3 of South East Plan 2009 and material considerations, including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest.

Informatives

"IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to

commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.

On 6 April 2008 a new fee was introduced by the Town and Country Planning (Fees of Applications and Deemed Applications) (Amendment) (England) Regulations 2008. This fee relates to requests to discharge a condition on a planning consent. The fee payable is £85.00 or a reduced rate of £25.00 for household applications. The fee is charged per written request not per condition to be discharged. A Conditions Discharge form is available and can be downloaded from our web site.

Please note that the fee is refundable if the Local Planning Authority concerned has failed to discharge the condition by 12 weeks after receipt of the required information.

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comms/area planning committee (southern) / Schedule B – 20/01/2010

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