

DC/2017/00257

RETENTION OF SINGLE STOREY TIMBER CLAD STABLE BLOCK AND TWO FREESTANDING CONTAINERS; NEW STEEL GATES AND FENCING; CONSTRUCTION OF TWO NEW STABLES

BLACKWALL STUD, STOKE BARN, MAGOR

RECOMMENDATION: APPROVE

Case Officer: Alison Pankhurst

Date Registered: 23/03/2017

1.0 APPLICATION DETAILS

1.1 The application site is located within open countryside on the outskirts of Magor village. The application is seeking retrospective planning permission for the retention of a single storey stable block (in the northern part of the site) and two freestanding containers on site (also in the northern part of the site), along with new steel gates and fencing and the construction of two new stables (one to the east of the site along the boundary and the other within the southern part of the site). Blackwall Stud is situated via an unsurfaced track off the lane linking Magor and Llandevenny. The site is in walking distance of Magor village and adjacent to Magor Reen and railway line to the east of the site. Blackwall Stud comprises of two sites which are both owned by the applicant. The initial site which includes a manege is situated just off the main road and the other site is situated approximately 200m away along the same track. The application is in three parts: retention of existing buildings on site; new stable blocks and new gates and fencing. The existing stable block measures 11.2m in length x 3.55m wide and houses three separate stables (each measuring 3.6m wide). The stable block is timber clad with wooden doors and shuttered windows with integral steel bars. The roof covering is a dark grey profiled sheets. The two steel containers measure approximately 6.1m x 1.8m x 2.4m and are used for storage of tack and feed.

1.2 The proposed stable blocks will be identical to the existing stable block on site, timber clad and with wooden doors. The proposed stables will be positioned to the east and south of the site along the boundary both facing inwards to the centre of the site. The proposed stables would measure 11.2m x 3.55m x 3m high. The roofing would be a dark grey fibre cement corrugated sheeting with three translucent rooflights.

1.3 The applicant also wishes to replace the existing five-bar metal gate with a steel framed single gate clad with sheet metal and painted dark green with profiled steel sheet side panels, painted dark green. The existing timber post and wire boundary fences will remain in situ. The reasoning for such a solid looking gate is because the site is relatively isolated on the Gwent Levels and is a prime target for thieves and vandals and would be largely unoccupied during the hours of darkness.

1.4 The site is within an archaeologically sensitive area and in the Gwent Levels. The application is a result of an enforcement case.

2.0 RELEVANT PLANNING HISTORY

E17/042 Alleged unauthorised works On-going pending outcome of planning application

DC/2007/00981 Demolition of three sheds and construction of stable block
Approved 2/11/2007

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Planning Policies

S11 – Visitor Economy

S13 – Landscape, Green Infrastructure and the Natural Environment

Development Management Policies

DES1 General Design Considerations

EP1 Amenity and Environmental Protection

LC1 New Built Development in the Open Countryside

NE1 Nature Conservation & Development

4.0 REPRESENTATIONS

4.1 Consultation Replies

Magor with Undy Community Council – recommends approval

MCC Highways – No Objection. The application site has historic equestrian use together with existing vehicular access from the County unclassified C100-20 public highway. Based on the site's historic use there are no highway grounds to sustain an objection to the application subject to the following condition being applied to any grant of planning approval:- 1. The entrance gates shall be set back a minimum of 5m from the edge of the highway and shall be inward opening only so that vehicles serving the site may park off the highway when opening and closing the gates.

Glamorgan Gwent Archaeological Trust:- no objection.

4.2 Neighbour notification

Due to the rural location of the site and the sporadic pattern of neighbouring properties a site notice was erected on site informing the public of the application.

No notifications have been received during the consultation process.

4.3 Local Member Representations

County Councillor Frances Taylor – no comments on the application but reference was made querying if the development complied with policy.

5.0 EVALUATION

5.1 Principle of the proposed development

The main issue is whether the retention of the existing stable block, two freestanding containers, new gates and two new stable blocks are acceptable having regard to UDP policies.

5.1.1 The application site is located in the open countryside surrounded by fields and enclosed by a ree to the south of the site. The paddock has been in situ for a number of years and is not used for business purposes. There are several buildings already on the site and this application is for the retention of two containers which are used for storage, two proposed stables which would be sited along the boundary to the east and south of the site and for the construction of new gates and fencing. Access to the site is from the main road along a dirt track.

5.1.2 The application is in three parts: i) retention of existing buildings on site, ii) two new stable blocks and iii) new gates and fencing. The existing stable block measures 11.2m in length x 3.55m wide and houses 3 separate stables (each measuring 3.6m wide). The stable block is timber clad with wooden doors with shuttered windows with integral steel bars. The roof covering is a dark grey profiled sheets to the roof. The two steel containers measure approximately 6.1m x 1.8m x 2.4m and are used for storage of tack and feed.

5.1.3 The applicant also wishes to replace the existing 5 bar metal gate with a steel framed single gate clad with sheet metal and painted dark green with profiled steel sheet side panels painted dark green. The existing timber post and wire boundary fences will remain in situ. The reasoning for such a solid looking gate is because the site is isolated on the Gwent Levels and is a prime target for thieves and vandals and largely unoccupied during the hours of darkness. The proposal is considered to accord with the criteria within Policies EP1 and DES1 of the LDP.

5.1.4 The development, both proposed and that seeking retrospective consent, is appropriate to its rural setting and reflects its equestrian character.

5.2 Visual Impact

5.2.1 The site is situated on the outskirts of Magor village and set back quite a distance from the main road. The site is well screened with mature trees and hedge lines and there are no residential properties near the site. The scale of development and the external materials used (and proposed) are also acceptable in visual terms. It is therefore considered that the proposal is acceptable in accordance with policies DES1, EP1, NE1 and LC1 of the Monmouthshire Local Development Plan.

5.3 Residential Amenity

5.3.1 There are no neighbours near the development site and therefore it is considered that proposal would not have any impact on residential amenity. The nearest are properties on the other side of the railway track which is a good distance away and would not be harmed by the development. The site is well screened from the road and it is anticipated that there will be no issues with the proposed development. Access to the site is via a dirt track and used for no other purpose. It is therefore considered that the proposal would be in accordance with policies EP1, LC1 and DES1 of the Monmouthshire LDP.

5.4 Other Issues

5.4.1 Natural Resource Wales requested a Flood Consequence Assessment (FCA) as it is close proximity to the Magor Reen. It is considered that the request for an FCA is unreasonable and unwarranted in this instance. Blackwall Stud is an established site and has been in situ since approximately 2007 and the applicant has recently erected other buildings on a parcel of land near the existing site. The purpose of this site is purely for domestic pleasure and not for business purposes. The site is in close

proximity to a small reën which runs along the southern boundary of the site. Due to the nature of the site and the length of time it has been established it is considered by officers that an FCA is unnecessary.

5.5 Well-Being of Future Generations (Wales) Act 2015

5.5.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

6.0 RECOMMENDATION: APPROVE

Conditions:

1. Development in relation to the two stable blocks that have not yet been commenced - 5 years in which to commence development.
2. Development shall be carried out in accordance with the approved plans listed in the table subject to the conditions below.
3. Notwithstanding the submitted plans, the entrance gates shall be set back a minimum of 5m from the edge of the highway and shall be inward opening only so that vehicles serving the site may park off the highway when opening and closing the gates. This work shall be carried out within three months of the date of this permission.
4. The stables and containers on site shall be used for domestic equestrian purposes only and not for any commercial purposes.