

DC/2018/00138

ERECTION OF 2 NO. STABLE BLOCKS (AMENDED TO 1 NO.)

**LAND OFF GREAT OAK FARM ROAD, BRYNGWYN, RAGLAN, MONMOUTHSHIRE,
NP15 2AN**

RECOMMENDATION: APPROVE

Case Officer: Elizabeth Bennett
Registered: 10/05/2018

1.0 APPLICATION DETAILS

1.1 Planning Committee previously considered this application on 7th August 2018. After discussions about the merits of the application, Members deferred the application until a revised site layout was produced showing the stable block to be moved further away from the adjacent neighbours property at Box Bush Barn.

1.2 Having received the revised plan the application was then re-presented to Planning Committee following the previous deferment. The development was then noted as being *major development* as the site area exceeded 1 ha and thus the proposal needed appropriate publicity to be regarded as a valid application. Following this, the application has been amended so that the site area is now under 1 ha, having been reduced to the single field adjacent to the highway. The sites measures 0.99ha. The proposed stable block has been moved further down the field away from the immediate neighbouring property Box Bush Barn and is now sited 43m away from the adjoining boundary. The proposed location of the muck heap is 60m away from the neighbouring boundary at Box Bush Barn.

1.3 A condition would be added, if consent is granted, as follows:

“4. No waste from the stabling and keeping of horses on the site shall be permitted other than in the location shown on the approved drawing.”

Reason: in the interest of local residential amenity.

1.3 The previous report presented to the Committee meeting held on 7th August 2018 is below.

PREVIOUS REPORT

1.0 APPLICATION DETAILS

1.1 The application relates to a proposed L-shaped stable block measuring 17.5 metres by 16.6 metres. It would house six stables, a tack room and hay and feed store. The original application was for 2 no. separate stable blocks but following negotiations the proposal has been revised to be 1 no. L shaped stable block. The proposed stable block would be constructed with a brick 'splash' plinth, timber cladding, timber doors, plain tiled roof and black rainwater goods. The application will also require a change of use to allow the grazing of horses on the land.

1.2 There is an existing property 'Box Bush Barn' located within 9m of the field boundary, with the proposed building to be located approx. 43m from the boundary of the property.

2.0 RELEVANT PLANNING HISTORY

NONE

3.0 LOCAL DEVELOPMENT PLAN POLICIES

3.1 Strategic Policies

S13 – Landscape, Green Infrastructure and the Natural Environment

S17 – Place Making and Design

3.2 Development Management Policies

EP1 – Amenity and Environmental Protection

DES1 – General Design Considerations

LC1 - New Built Development in the Open Countryside

LC5 – Protection and Enhancement of Landscape Character.

NE1 - Nature Conservation and Development

4.0 REPRESENTATIONS

4.1 Consultation Responses

Councillor S Jones – No response received to date.

Llanover Community Council – No response received to date.

MCC Tree Officer – I do not feel that any trees will be affected by the proposals therefore I have no further comments to make.

MCC Highways Officer - The field in which the stables are to be sited is already served from established field access reasonably wide enough and set back for limited field access and egress but inadequate to facilitate access on a regular basis for the development proposed. It is recognised that the proposal will increase traffic movements on the local network but the increase in traffic movements associated with a development of this nature be it for personal or commercial use would not be detrimental to highway safety or capacity or in conflict with transportation policy.

4.2 Neighbour Consultation Responses

4.1 6 No. objections have been received and following re-consultation on revised drawings 5 no. objectors remain objectors to the proposal.

5.0 EVALUATION

5.1 Visual Impact

5.1.1 The principle of a stable block within the open countryside is acceptable. Stables such as these are common place in the Monmouthshire Countryside. During the course of the application and following negotiations with officers the number of proposed buildings has been reduced to 1 no. in line with policy LC1 of the MCC LDP where: b) new buildings are wherever

possible located within or close to existing groups of buildings; c) the development design is of a form, bulk, size, layout and scale that respects the character of the surrounding countryside;

The scale and appearance of the building is acceptable and accords with policy DES1 and EP1 of the LDP. The stable block has been re-positioned (following requests from the planning committee) on the eastern edge of the field, located 43m away from the neighbouring boundary with Box Bush Barn alongside the boundary hedge, but allowing adequate space for any hedge maintenance. In this location the stable block and hay store will be satisfactorily assimilated into the landscape and will not be visually prominent. The scale and finishing materials of the building will respect the character of this rural location and will have no unacceptable adverse impact. The proposal therefore accords with the objectives of policy LC1 of the LDP

5.2 Neighbour Objections

- I am extremely worried about noise disturbance and the thought of having six large and potentially unattended anxious animals housed for 3 months of the year within 30 metres of my home is concerning me greatly. I fear I am bound to be drawn into contacting someone during the night should a disturbance or burglary occur. The likely early hours management is also probably going to impact my quality of life.
- The stated location of the manure heap is about 30 metres from my kitchen and front door and smell and flies are bound to affect my quality of life and could have adverse health implications.
- Having seen the revised location and layout of the stables I must further object strongly. There still seems to be no recognition or consideration that my established domestic dwelling is now only approximately 16 metres from the building. The new layout is not only larger but much nearer my home.
- The block is simply too near my mothers dwelling and will cause significant disturbance and potential health risks. In the winter months when the horses are stabled the noise is likely to be intolerable.
- As the horses will also be unattended at night should the animals become stressed or should there be a burglary my mother is bound to become involved in calling someone with concerns. This potential for her raised anxiety is very concerning and could have health implications.
- As previously stressed, should the application be approved, the stables must be located much further from the dwelling to minimise impact on quality of life.
- The stables are free standing and should be situated at the other end of the field and a new entrance taken off the lane at a safer point. To create a situation where expensive Mares and Stallions with associated tack are left with no security is not good practice.
- Permission must not be granted as this is obviously merely the first step in obtaining permission for a dwelling and associated works to create an equestrian centre - although the acreage is not sufficient to support 6 horses and the whole concept appears badly thought out and must be rejected.
- There has also been no amendment to the size of the development ie 6 stables. Six horses on 6 acres is still inadequate for their welfare. Land becomes stale with over use and if they are stabled much of the time, there will be more activity with visiting and supervising their welfare. It makes me wonder what the applicant is proposing. All horses with adequate grazing, supplemented in the winter, would welcome a field shelter, but this proposal seems to be something much larger.
- The fact that this will be an unsupervised yard is also very worrying. How long before the applicant will be asking for a residential caravan for staff to look after the yard? Until that time comes (it surely will) have we got to be subjected to early morning visits to check the animals welfare and all the increased traffic that this will entail. Perhaps there could be a clause which would prevent any future mobile home accommodation or residential use on the site?

- The applicant quotes BHS guidelines, but these are only 'guides'. but in practical terms they are not adequate, therefore three stables would be more appropriate than six.

5.3 Residential Amenity

5.3.1 Box Bush Barn is a recently converted residential property located approx. 43 meters from the closest point of the proposed stable block. Following revisions of the proposal it is considered the revised layout will have minimal visual impact upon the barn conversion with the revised site entrance sitting between the property and the stables. There is an existing hedge which runs along Box Bush Barn which will act as a natural buffer.

5.3.2 The revised proposal has considered the possible effect upon waists created by the proposed animals on site. The proposed 'muck heap' has therefore been located at the furthest point away from the residential property whilst maintaining practical access to it. Monmouthshire is a rural county where smells and flying insects are common place and to be expected. As with all stables there will be some organic waste resulting from the mucking out of stables it is therefore not considered that the location of the muck heap being 46m away from the residential property will have any adverse effect upon the property.

5.4 Conclusion

5.4.1 The proposed stables are to be used for private stabling and not for commercial purposes. No trees are required to be removed as part of this proposal and a minimal amount of hedgerow will be affected in accordance to the improvement required for the existing site access. The BHS (British Horse Society) guidelines as referred to are indeed 'guides' which have been followed by the applicant. The proposed yard is to have a permeable surface to allow surface water to naturally soak away and the stable block and yard will be fully fenced to keep the horses away from the Entrance and keep them within a secure location.

The revised plans are considered to be acceptable to the LPA and are considered to meet the requirements and objectives held within policies LC1, LC5 & NE1 of MCC LDP.

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

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

6.1 Conditions:

- Standard Five Year Limit
- Development To Be Carried Out In Accordance With The Approved Plans
- No External Lighting

6.2 Informatives

- Nesting Birds

