

DC/2016/00803

STABLES FOR FOUR HORSES

RED HOUSE FARM, ROCKFIELD, MONMOUTH

RECOMMENDATION: APPROVE

Case Officer: Alison Pankhurst

Date Registered: 29/07/2016

1.0 APPLICATION DETAILS

1.1 The application seeks retrospective consent for the change of use of an agricultural barn into stables for four horses. There has been no external works to the barn, only internal works. The barn is located at Red House Farm, Rockfield. The application has been submitted as a result of an enforcement case. The application is presented to Committee as the applicant is a close relative of a Member of Planning Committee.

2.0 RELEVANT PLANNING HISTORY

DC/2012/0199 - Removal of 10m deciduous hedge to create new vehicular access onto unclassified lane. Form parking and turning area within existing garden curtilage - Approved 29/03/2012

DC/2012/00089 – Proposed Timber & Glazed Greenhouse (LBC) Approved 18/7/2012

DC/2012/00088 – Proposed Timber & Glazed Greenhouse – Approved 18/07/2012

E16/144 – Alleged Unauthorised COU – Pending outcome of PP

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S13 Landscape, Green Infrastructure and the Natural Environment

S17 Place making and design

Development Management Policies

EP1 Amenity and Environmental Protection

DES1 General Design Considerations

4.0 REPRESENTATIONS

4.1 Consultations Replies

Llangattock Vibon Avel Community Council – No Objection.

MCC Biodiversity - From what I can see there is no external lighting and if you can confirm that then we would have no further comments, except to add a condition regarding lighting.

5.0 EVALUATION

5.1 Principle of the development

The application seeks consent to change the use of the existing agricultural barn. The front of the barn has been constructed with concrete block walls to the lower walls and the upper walls are constructed with Yorkshire boarding; the rear is entirely made up of blockwork; there is a corrugated roof with rooflights. There have been no external alterations to the existing barn, and the internal layout has been altered to create four stables. The building is part of a group and was already existing. The visual impact is minimal and does not impact on any neighbouring properties. The front elevation of the barn can be seen from the narrow lane but is viewed as part of the group. It is therefore considered that the change of use of the existing barn into stables is acceptable and in accordance with Policies DES1 and EP1 of the Monmouthshire Local Development Plan.

5.2 Residential Amenity

It is considered that the change of use of the barn will not harm any neighbouring properties as it is well screened on site by other barns and the dwelling. The proposal is only a minor form of development and it is felt that the proposal would not have a detrimental impact on the locality or any neighbour amenity. Thus, it would be in accordance with Policies EP1 and DES1 of the Monmouthshire Local Development Plan.

There have been no objections to this proposal.

6.0 RECOMMENDATION: APPROVE

Conditions

1	The development shall be carried out in accordance with the list of approved plans set out in the table below
2	Notwithstanding the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no additional lighting or lighting fixtures shall be attached to or be positioned in the building so as to illuminate its elevations.