

Item Number: 11
Application No: 19/00311/FUL
Parish: Howsham Parish Meeting
Appn. Type: Full Application
Applicant: Mr And Mrs Julian Morris
Proposal: Erection of sectional timber stables
Location: Oxfield Farm Low Lane Howsham North Yorkshire YO60 7PL

Registration Date: 19 March 2019
8/13 Wk Expiry Date: 14 May 2019
Overall Expiry Date: 22 April 2019
Case Officer: Alan Goforth **Ext:** Ext 43332

CONSULTATIONS:

Howsham Parish Meeting No response received
Environmental Health Officer No response received

Neighbour responses: No response received

BACKGROUND

The agent representing the applicant is related to an elected Member of the Council and as a result the application is outside of the Council's Scheme of Delegation and is reported to Planning Committee for determination.

SITE:

Oxfield Farm is located 1km south east of the village of Howsham and within the open countryside. Access is gained from Low Lane to the north. The application site is within an Area of High Landscape Value. The application site is a paddock enclosed by timber post and rail fencing and the land is currently used for grazing. The surrounding land is in the applicant's ownership and is in agricultural use. The level of the site falls away in a northern direction.

Public footpath number 25.50/1/1 runs north-south approximately 650 metres west of the application site.

Beyond the applicant's property the nearest residential property is Fig Tree Barn 60 metres to the east of the application site.

PROPOSAL:

Planning permission is sought for the erection of sectional timber stables.

The stable block would be 'L' shaped and positioned in the south west corner of the paddock to the west of the main dwelling. The land to the south and south east comprises the domestic gardens associated with the property.

The building would be set on a concrete base and would comprise three stables each measuring 3.65 metres by 3.65 metres and a corner stable 5.5 metres by 3.65 metres. The total floor area would be 72.3 square metres including the front canopy. The stables would stand 2.4 metres to the eaves and 3.1 metres to the ridge with a roof pitch of 15 degrees.

Externally the timber framed stables would be constructed from tandalised horizontal shiplap boarding with a natural grey fibre cement roof covering.

All waste bedding and manure will be cleaned from the stables and stored in a designated area adjacent to the paddock and thereafter will be removed by trailer on a regular basis.

Access to the paddock and stables with a horse trailer would be via the existing farm entrance gate. The stables would be for private use only.

POLICIES:

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004 planning authorities are required to determine each planning application in accordance with the planning policies that comprise the Development Plan unless material considerations indicate otherwise. The Development Plan for the determination of this particular application comprises the following:

- The Ryedale Plan- Local Plan Strategy (2013)

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Local Plan Strategy -Policy SP1 General Location of Development and Settlement Hierarchy

Local Plan Strategy - Policy SP13 Landscapes

Local Plan Strategy - Policy SP16 Design

Local Plan Strategy - Policy SP17 Managing Air Quality, Land and Water Resources

Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development

Local Plan Strategy - Policy SP20 Generic Development Management Issues

Material Considerations

Revised National Planning Policy Framework 2019 (NPPF)

National Planning Practice Guidance 2014 (PPG)

APPRAISAL:

The main considerations in the determination of this application are considered to be:

- i) Design, appearance and impact on the Area of High Landscape Value; and
- ii) Impact on local amenity.

Design, appearance and impact on the AHLV

The landscape, which is predominately in agricultural use, is generally open and undulating and the proposed building would be constructed in an area of high ground within an existing paddock to the west of the dwelling. The adjacent land falls away to the north before gently rising to meet Low Lane approximately 320 metres from the application site.

The siting, form and orientation of the building would provide a sheltered area in the south west corner of the paddock. The building would contain four separate stables and would only be for private use by the applicant. Externally the proposed building would be constructed from timber with a fibre cement roof covering which are considered to be appropriate materials sympathetic to the rural context.

Given the topography of the land the LPA requested details of existing and proposed levels to assist with the consideration of the landscape impact. The additional information provided by the agent confirms a reduction in the height of the ridgeline in relation to the existing ground level at the eastern gable by approximately 800mm.

The finished levels would be achieved by 'cut and fill' to lower the overall ridgeline and allow the building to sit within the land without appearing as unduly prominent on the skyline. It is considered that the building is relatively modest in size with a low profile design that would allow the building to appear subservient to the main dwelling and garage outbuildings to the east.

The proposed siting of the building relates well to the existing arrangement of buildings and adjacent domestic and agricultural land uses and the stables would not appear isolated or incongruous nor detrimental to the scenic qualities of the landscape.

The proposed building, by virtue of its siting, scale and external appearance, would not be harmful to the locally valued landscape and would not detract from the character of the open countryside or adjacent buildings and is, therefore, considered to be in compliance with Policies SP13, SP16 and SP20.

Impact on local amenity

The siting of the building would ensure that it is not visible from any neighbouring residential properties. In addition the building would be a significant distance from the nearest public right of way which is to the west. The building would not result in any visual intrusion nor would it give rise to any adverse overbearing, overshadowing or loss of privacy impacts.

With regard to any noise or odour the nearest sensitive receptor is the applicant's own property to the east. The stables would be for the applicant's private use and any associated vehicle movements or outdoor activity would have a negligible impact and would be compatible with the existing ambience of the immediate locality. In terms of waste management and odour the applicant has confirmed that arrangements would be in place to ensure the regular cleaning of the building and appropriate disposal of the waste generated from the use of the stables.

Overall, it is not anticipated that the proposed development would give rise to any unacceptable visual impact or any pollution or disturbance and as a result there would not be an adverse impact upon local amenity in compliance with Policy SP20.

Conclusion

There are no objections from any consultees or members of the public. The proposed building, in terms of its siting, scale, form and appearance, would not be visually intrusive or inappropriate when viewed in the rural countryside context. There would be no material harm to the landscape character of the area and the use of the building would not give rise to any adverse amenity impacts. In light of the above assessment, it is considered that the proposal is acceptable and complies with Policies SP1, SP13, SP16, SP17, SP19 and SP20 of the adopted Ryedale Plan - Local Plan Strategy and the revised National Planning Policy Framework. The recommendation to Members is one of conditional approval.

RECOMMENDATION: Approval

- 1 The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan ref. 519/005

Floor plan, elevations and base detail dimensions (revised) ref. 519/005 Rev A, dated 09.05.19

Reason: For the avoidance of doubt and in the interests of proper planning.

3 All external constructional materials and colour finishes to be used for the building shall be in accordance with those identified in the application.

Reason: In the interests of visual amenity.