

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE - 7th February 2017

Application	4
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Application Number:	16/02552/OUT	Application Expiry Date:	5th December 2016
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Application Type:	Outline Application
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Proposal Description:	Outline application for erection of stables, toilets, equipment and hay store (Approval being sought for Access, Appearance and Landscaping)
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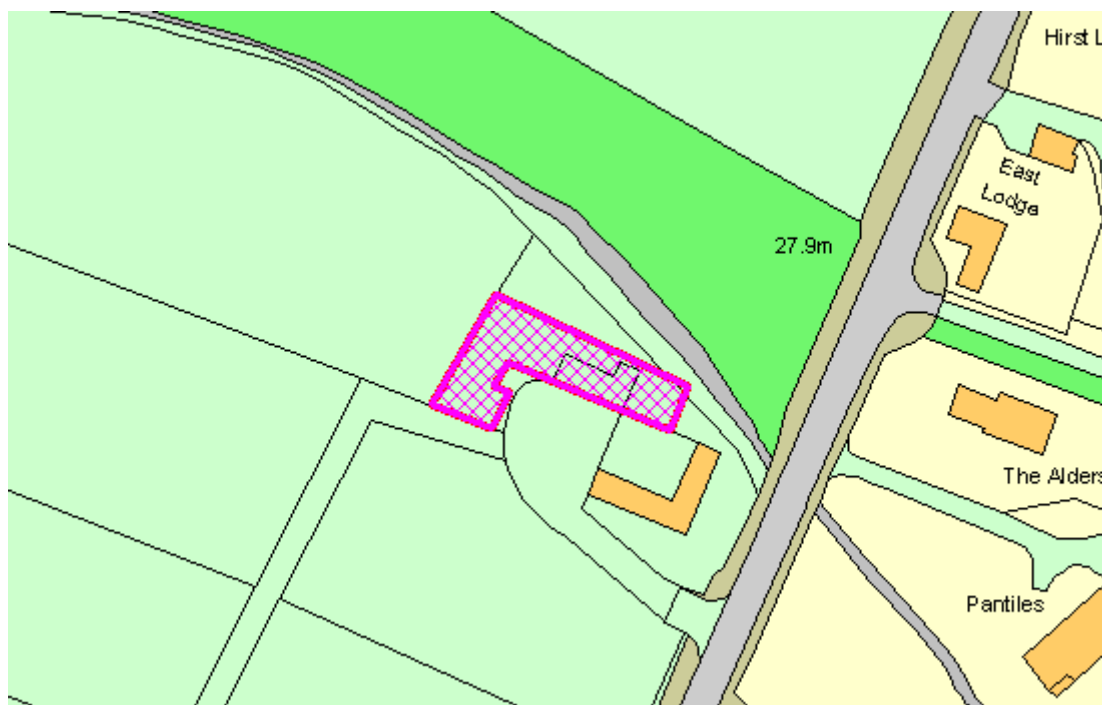
At:	Skelbrooke Stables Bannister Lane Skelbrooke Doncaster
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For:	Mr George Smith
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Third Party Reps:	49 representations and a 80 name petition	Parish:	Hampole And Skelbrooke Parish Meeting
		Ward:	Sprotbrough

Author of Report	Mark Ramsay
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MAIN RECOMMENDATION:	GRANT
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1.0 Reason for Report

1.1 This application is being presented to Planning Committee due to the level of public interest.

2.0 Proposal and Background

2.1 The proposal is in Outline only with matters of access appearance and landscaping to be agreed but scale and layout reserved for further consideration in a future application. The proposal has been amended since it was first submitted, reducing the scale of the hay store and toilet facility and reducing the number of stables. Additionally reference to a riding school and a ménage (which was outside the redline of the application) have also been omitted.

2.2 The site is on the opposite side of the road from the residential area of the hamlet of Skelbrooke and located in the South Yorkshire Green Belt. There is an existing metalled access running into the middle of the land owned by the applicant with an existing L shaped timber stable block in the north east corner of the site.

2.3 The site is located next to a beck which runs between the stables and the copse wood. The application shows the woodland next to the stables in his control along with another paddock to the north of the wood.

3.0 Relevant Planning History

08/01744/FUL

Erection of 'L' shaped timber stable block (24.2m x 4.5m and 8.1m x 4.5m) with new access track, provision for parking, hedgerow restoration to field boundaries, tree planting and fencing

Granted 15th September 2008

15/00662/AGR

Erection of agricultural storage barn (25.6m x 15.6m)

Prior approval refused 9th April 2015

15/00795/FUL

Siting of mobile building for use as an agricultural workers dwelling for a temporary period

Refused 8th June 2015 and appeal dismissed

4.0 Representations

4.1 There have been 49 representations in total received to the proposal although many have repeated their objections after the amendments were publicised. 4 of the representations were in favour of the proposal.

4.2 There has also been a petition of 80 signatures objecting to the proposal.

The issues raised have included;

- The overdevelopment of the site

- Harm to the amenity of a residential area

- Harm to the character and appearance through visual clutter and the paraphernalia that goes with it and loss of openness in the Green Belt

Lead to pressure for a dwelling at the site.

4.3 The reasons in favour of the proposal include providing a useful exercise facility for ponies kept at the site.

5.0 Parish Council

The Parish forwarded the petition which they state represents the vast majority of the residents of the village. The Parish Meeting wishes its objection to be registered and notes that the issues raised include the protection of the Green Belt and be a detrimental impact on the amenity of the village.

6.0 Relevant Consultations

Tree Officer

6.1 After clarification of elements of the development it is established that the new building will be wholly on the existing concrete pad that exists to serve the existing stables and as such no objections are raised. It is noted that the site is next to woodland that is subject to a protection order and an informative can be attached to the decision advising that any works without consent to trees would be illegal.

Environmental Health

6.2 No objections

Environment Agency

6.3 No objections

Land Drainage

6.4 Requested prior approval on details of the drainage proposals

Conservation Officer

6.5 The site lies in the green belt in the hamlet of Skelbrooke. There are listed gate posts in the vicinity but due to the distance and the intervening building and trees in between they would not be considered to be affected by the proposal. The proposal has no impact on any heritage asset.

7.0 Relevant Policy and Strategic Context

National Planning Policy Framework

- 3. Supporting a prosperous rural economy
- 9. Protecting Green Belt Land

Local Development Framework: Core Strategy

CS3 Countryside
CS16 Protecting the Natural Environment

Unitary Development Plan

ENV 3 Green Belt
ENV 7 Leisure and Recreation
ENV21 Tree Protection
ENV59 Protection of Trees and landscape features

Supplementary Planning Document Development Guidance and Requirements

8.0 Planning Issues and Discussion

8.1 The proposal adds to the existing stable block in order to house additional livestock which would be kept on the applicant's land, which has also expanded to include an additional paddock. The main issues to consider with this application are how the application affects amenities of nearby occupiers, the appearance of the development, the openness of the Green Belt, Environmental concerns, protected trees and capacity for livestock.

Residential amenity and appearance

8.2 The objectors have highlighted the impact on amenities of neighbouring dwellings. However the new building will be largely screened by the existing stable block. The buildings have been designed to be of wood construction and low profile so their appearance will have little impact on the overall appearance of the existing buildings and follow local plan policy to group buildings together to limit the loss of openness in the Countryside. It is proposed they will be of timber construction with felt roof which will give a rural appearance and be in keeping with the existing buildings.

8.3 The buildings are a considerable distance from the nearest dwelling so will not impact in terms of noise or disturbance and the comings and goings from looking after a small number of additional animals will also be very limited. The site has its own access road which runs well into the paddock area and provides sufficient off-road parking so that vehicles should not need to be parked on Bannister Lane.

8.4 It is concluded that the proposed appearance of the buildings and their situation will not directly harm the amenities of nearby dwellings through appearance, disturbance or impact on the local highway network.

Green Belt

8.3 While the site is in Green Belt and development is often strictly controlled, local plan policy does allow for development that supports recreation and leisure uses. This is an existing established site with a large paddock directly next to the stables. The additional land that the applicant has secured since the original stables were built is a short distance directly along Bannister Lane from the stables and the additional stables directly support the additional paddock without a separate development being created which might be more harmful to openness.

8.4 The incremental increase in buildings are all grouped together on the existing hard standing area. This is compliant with local plan policy which is set out to limit the loss of openness of the green belt and also the National Planning Policy that it asks local planning authorities to promote development of land based rural businesses and support

rural leisure development and is specifically listed as an exception to the requirement for very special circumstances to be demonstrated for development in the Green Belt.

Environmental Issues

8.5 The site lies next to a beck. The Environmental Health officer has had previous dealings with this site and is satisfied with its current operation and the response to this application is that they have no objections. The Environment Agency have also not raised objections either because of flood risk or from pollution concerns. They note that their own licensing regime may apply to any run off or water disposal and informatives have been added to the decision. Further, the Councils land drainage team have also asked for prior approval of the methods of disposal and this will subject to written agreement required by condition. There is no reason therefore to consider that the proposal cannot go forward due to the implications of drainage from the site.

Trees and Hedgerows.

8.6 The Tree Officer notes that the application site is next to a protected copse and informatives are included in the decision noting that damage must not be caused to protected trees within the copse.

8.7 Limited landscaping information has been included in the proposal so a condition requiring submission of a scheme including details of the specimens proposed to be used and a schedule for its implementation is included as a condition of the decision.

8.8 The Tree Officer has sought confirmation on the siting of the buildings and as they are proposed to be on the existing concrete pad that sits next to the existing stable, there would be no impact on the root protection areas of adjacent trees and the stables are low profile so would not interfere with their crown spreads.

Other matters

8.9 The Development Guidance and Requirements Document requires that sufficient grazing space should be provided per animal and this in line with the British Horse Society guidance that equates to 1 hectare per animal. The revised scheme provides paddock area of 9.3 hectares which can therefore provide for 9 animals and therefore the proposal meets this standard.

8.10 There is an open sided shelter type building constructed towards the back of the adjacent paddock which does not have consent. This is not within the red line and is not part of this application. Colleagues in our enforcement section are pursuing its removal with the applicant.

8.11 While this represents a modest intensification of the site in terms of the number of animals proposed to be looked after and providing facilities for those doing the work, any application for residential accommodation would need its own separate planning application and be judged on its own merits in line with local and national planning policy that applies to development in the Green Belt.

9.0 Summary and Conclusion

9.1 The proposal is considered to be modest in scale and in context to the development already implemented. The site does sit in the Green Belt but there are policy exceptions for recreation and leisure uses and is a modest expansion of an existing development.

9.2 The materials proposed will be in keeping with the existing building and rural in appearance sitting on the edge of the rural hamlet of Skelbrooke. It is possible for the scheme to be implemented without any Environmental Impact and without harming protected trees in the adjacent copse. It is not considered that the proposal is therefore out of character and its situation would not adversely affect the amenities of nearby residences.

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

RECOMMENDATION

Planning Permission GRANTED subject to the following conditions.

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|------------|---|
| 01. STAT2 | The development to which this permission relates must be begun not later than whichever is the later of the following dates:- i) The expiration of three years from the date of this permission or ii) The expiration of two years from the final approval of the reserved matters or in the case of different dates the final approval of the last such matter to be approved.
REASON
Condition required to be imposed by Section 92 (as amended) of the Town and Country Planning Act 1990. |
| 02. U50312 | Approval of the details of the Layout and Scale (hereinafter referred to as reserved matters) shall be obtained from the Local Planning Authority before the commencement of any works.
REASON
The application is in outline and no details having yet been furnished of the matters referred to in the outline they are reserved for subsequent approval by the Local Planning Authority. |
| 03. STAT3 | In the case of the reserved matters, application for approval must be made not later than the expiration of three years beginning with the date of this permission.
REASON
Condition required to be imposed by Section 92(as amended) of the Town and Country Planning Act 1990. |
| 04. U50313 | The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans listed below:
Drawing No 620.03A Plans Elevations Proposed Nov 2016
REASON
To ensure that the development is carried out in accordance with the application as approved. |

05. MAT1A Prior to the commencement of the relevant works, details of the proposed external materials shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved materials.
REASON
To ensure that the materials are appropriate to the area in accordance with policy CS14 of the Doncaster Core Strategy.
06. DA01 The development hereby granted shall not be begun until details of the foul, surface water and land drainage systems and all related works necessary to drain the site have been submitted to and approved by the Local Planning Authority. These works shall be carried out concurrently with the development and the drainage system shall be operating to the satisfaction of the Local Planning Authority prior to the occupation of the development.
REASON
To ensure that the site is connected to suitable drainage systems and to ensure that full details thereof are approved by the Local Planning Authority before any works begin.
07. U50311 No development shall take place on the site until a detailed landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a soft landscape plan; a schedule providing details of the species, nursery stock specification in accordance with British Standard 3936: 1992 Nursery Stock Part One and planting distances of trees and shrubs; a specification of planting and staking/guying; and a timescale of implementation. Thereafter the landscape scheme shall be implemented in full accordance with the approved details and the Local Planning Authority notified in writing within 7 working days to approve practical completion. Any part of the scheme which fails to achieve independence in the landscape or is damaged or removed within five years of planting shall be replaced during the next available planting season in full accordance with the approved scheme, unless the local planning authority gives its written approval to any variation.
Reason:
In the interests of environmental quality and core strategy policy CS16: Valuing our natural environment
01. U10931 INFORMATIVE
Condition 07 refers to independence in the landscape, which is defined in British Standard 8545:2014 Trees: from nursery to independence in the landscape - Recommendations as the point at which a newly planted tree is no longer reliant on excessive or abnormal management intervention in order to grow and flourish with realistic prospects of achieving its full potential to contribute to the landscape.
02. U10930 INFORMATIVE
The site abuts an area of protected trees (being subject to A3 of the Doncaster Borough Council Tree Preservation Order (No.77) 1991

Skelbrooke) and it should be noted that the tree protection covers both sides of the stream right up to the existing boundary with the application site. It is a criminal offence to cut down, top or lop any protected tree without the Council's permission.

03. U10929

INFORMATIVE

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit.

In addition to planning permission you may also require an Environmental Permit from the Environment Agency. Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Septic tanks and treatment plants: permits and general binding rules
<https://www.gov.uk/permits-you-need-for-septic-tanks/you-have-a-septic-tank-or-small-sewage-treatment-plant>

04. U10928

INFORMATIVE

Introduction of Environmental Permitting Regulations (EPR) for Flood Risk Activities (replaces FD Consenting under WRA):

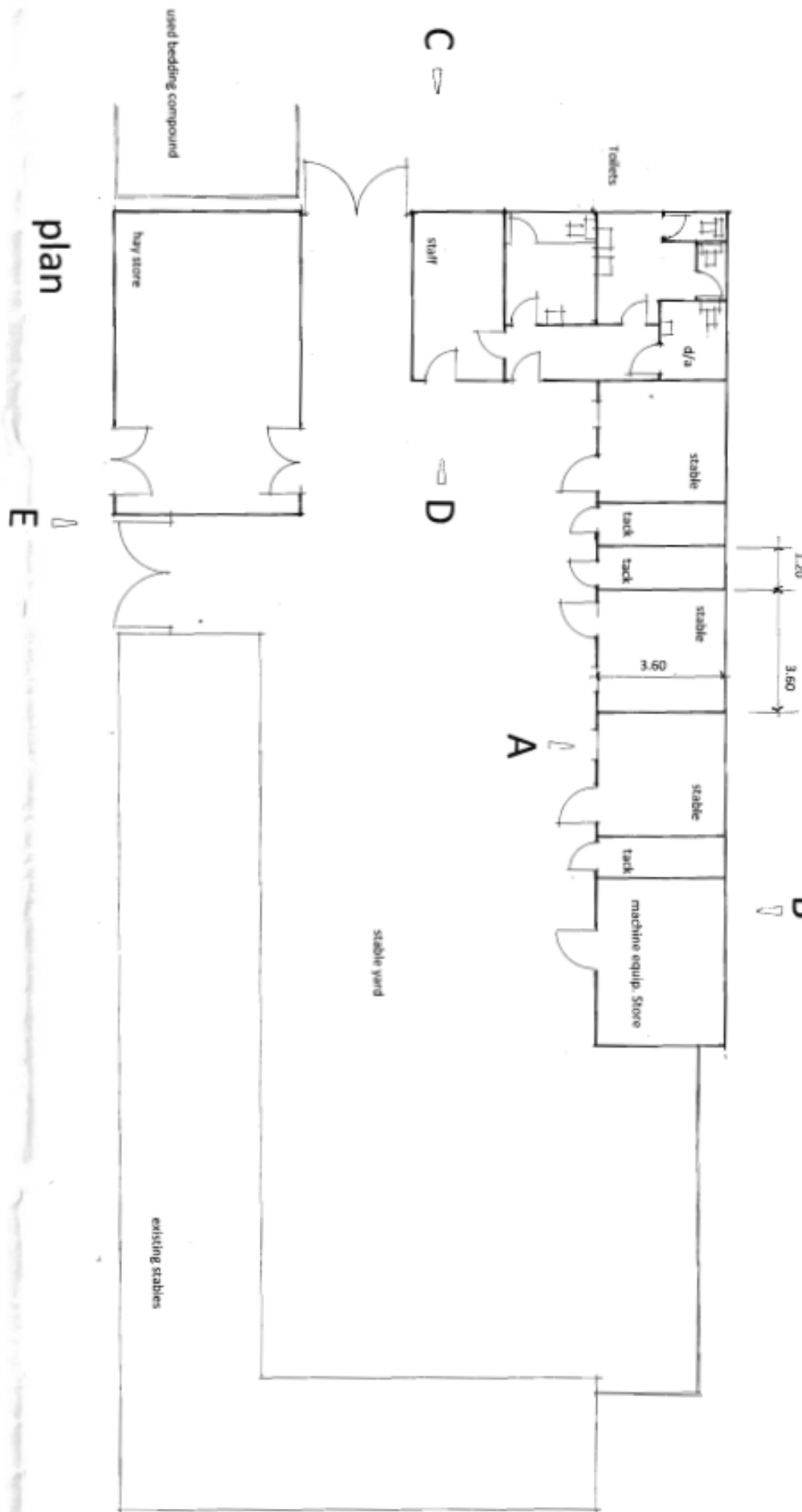
This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of The Skell, designated a 'main river'. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website:
<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

It can take up to two months to determine the application from being duly made. Every effort will be made to process it as quickly as possible, but you are reminded that works should not commence until the permit is granted.

Appendix A Location Plan



Appendix B Site Plan



APPENDIX C: ELEVATION DRAWINGS

