

PLANNING APPLICATION REPORT

REF NO: AL/62/09/

LOCATION: Land at Northfields Lane
Aldingbourne
West Sussex

PROPOSAL: Sand school, storage building and driveway (sand school for private use only)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is in conjunction with AL/43/09 (change of use to equestrian) for a sand school for private use to exercise horses, a storage building to keep feed and tools and for the creation of a driveway and is retrospective.
SITE AREA	0.5 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat, but the site is on higher ground than the road.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Mature hedging along the road. Tree screen on western boundary. Post and rail fencing enclosing 3 paddocks.
SITE CHARACTERISTICS	Field divided into 3 paddocks containing 10 horses (2 ponies). 3 timber stables (moveable), wooden stay to tie horses up and one horsebox.
CHARACTER OF LOCALITY	Rural location, mainly fields with some linear residential.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Aldingbourne Parish Council
Aldingbourne Parish Council

The Storage building is considered too large for the supposed intended use.
The access to and from the site is unsuitable for large horse boxes and trailers.

Comments on Representations received:

None

CONSULTATIONS

WSCC Local Development Divis.
Environment Agency

Environmental Health

Consultations responses received:

County Highways : If the driveway is to be constructed on gravel this may result in material being dispersed onto the highway affecting the road surface. The applicant should provide a ground trap or other bound material at the point of access. An adequate area of hardstanding is shown and provides a turn on site and parking is within the maximum standard. There are no apparent visibility issues at the point of access.

County Ecology : No objection.

District Environmental Health : No objection.

Comments on Consultation responses:

Comments noted. The application is retrospective.

POLICY CONTEXT

Designation applicable to site:

Outside the Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPC4	Landscape and Countryside Management
Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	GEN12	Parking in New Development
	DEV5	Horse Related Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	Sustainable development in rural areas
PPG13	Transport

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to conflict with relevant Development Plan policies in that the application site is outside the built-up boundary for which justification for new development is required. In this case insufficient justification has been put forward for storage building and by reason of its design and size is considered unsightly detrimental to visual amenities.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE:

The site lies outside the Built Up Area Boundary. Planning policies for the countryside restrict development that is necessary. Local Plan Policy DEV5 permits development subject to a number of criteria being met. This includes, amongst other considerations, that development will not detract from landscape quality of the area, associated access and parking is acceptable, and that the cumulative impact of the development would not have an adverse impact on character, appearance and amenities of the area. PPS7 states that horse related activities in the countryside are an acceptable uses in the countryside but subject to consideration of environmental matters.

EFFECTS ON THE COUNTRYSIDE:

There is an application AL/43/09 on land adjoining this for the change of use to a private use to keep horses. This application is for development in association with that use. The proposal is contained to the south east corner of the site only allowing the majority of the site for keeping of horses for private use.

This proposal is retrospective for a hard standing driveway from the entrance through to the sand school at the rear of this section of the site. It has been laid with hardcore and is 45m long x 5.5m with a turn on site/parking area of approximately 40m x 15m around the sand school and stable area.

It is considered that this is reasonably necessary for its purposes and it does not adversely affect the countryside.

The sand school is at the rear of the site 39m x 41m which is a typical sized area for the exercising of horses. The applicant has indicated that the sand school is the minimum necessary mainly due to the requirement for the turning circle of a galloping horse.

Also the application seeks approval for a store 5.5m x 20m to be concrete panels with fibre roof and is for plant, machinery, tools, hay and feed storage. This is a rather large structure however, for the use to service 10 horses and is not considered acceptable given the existence of other buildings on the site. Very little justification has been put forward for the size and design. The applicant has indicated that they would be unwilling to clad the external walls with timber weatherboarding or barn cladding to soften its appearance. In addition the building could be screened by screening with some tree or hedge planting. This will improve the design but not overcome the fundamental objection to the visual intrusion of the building caused by the bulk and size of the building.

HIGHWAY ISSUES:

There are no alterations to the access. The proposed roadway could cause gravel to disperse onto the highway; therefore County Highways have requested a gravel trap at the point of access which can be conditional. Otherwise there are no highway implications as the use is for the owners use only therefore would not be any intensification of the use of the access.

SUMMARY:

This part retrospective application is considered acceptable in respect of the sand school and driveway and associated turning and parking. However the building is not considered acceptable on visual amenity grounds and lack of justification for design and size. It is recommended that the application is refused subject to the reasons set out above.

RECOMMENDATION

REFUSE

- 1 The site lies within a rural area outside the built-up area for which there is considered insufficient justification put forward for the storage building in terms of its design, bulk and size given the existence of other buildings on site and lack of detailed breakdown for the space requirements. The building is also considered to adversely affect the character and appearance of the area representing an unnecessary intrusion into the countryside. The proposal is therefore considered contrary to policies GEN2, GEN3 and DEV5 of the Arun District Local Plan and Policy C4 of the South East Plan.