SL/48/05

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Creation of lunging area for the exercise of horses. To be 20m. in diameter and fenced to a height of 1.22m. Woodlands Farm, Mill Road, Slindon

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is for an exercise area adjacent to the existing sand arena for use by a livery stables.
SITE AREA	315m²
TOPOGRAPHY	Mostly flat, slightly raised ground defined as sand arena.
TREES	None affected.
BOUNDARY TREATMENT	Mature hedging to front of side. Picket fencing around the sand arena.
SITE CHARACTERISTICS	Farm site with paddocks, haybarn and stables adjacent to the proposed site. The site is to the front of the existing sand arena and separated by a ½m. approximately grass bund.
CHARACTER OF LOCALITY	Rural location with sporadic housing.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
SL/29/98	Change of use from agricultural, conversion of redundant farm buildings, erection of new building, sand area and car parking for livery stables.	Approved Conditionally 11/2/99
SL/11/02	Range of six loose boxes.	Approved Conditionally 19/7/02

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Slindon Parish Council	Awaited
Local Groups	None
Other	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environmental Health	None

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built Up Area Boundary Class C Road

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DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, LOC2, NE8
Arun District Local Plan : GEN3, GEN7, DEV5

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
PPS7 - Sustainable Development in Rural Areas

POLICY COMMENTARY

The above policies combine to describe the development control criteria against which all proposals will be determined by the Local Authority particularly with regard to the effect on the countryside.

COMMENT ON CONSULTATION RESPONSES

Noted

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL

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 comply with relevant Development Plan policies in that the site is within a livery stables and adjacent to an existing exercise sand arena which is screened from the road by hedging. The existing sand arena is slightly raised ground and therefore screens the proposed lunging area from the open countryside. The picket fencing at 1.22m. in height is similar to the existing around the sand arena and therefore will not cause any visual harm.

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

The proposed lunging area to the front of the sand exercise arena will not cause any visual harm. It is directly close to the road, but is well screened by the existing hedging. The site is a livery stables and the use is appropriate for the exercising of horses.

The proposed picket fencing is similar to that existing which separates the sand exercise arena from the rest of the site. Therefore there will not be an visual intrusion.

As there are no detrimental effects on the countryside by the proposed use of the existing grassed area to a formal lunging area, it is recommended that the application is approved subject to the conditions set out overleaf.

SLINDON SL/48/05/

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Woodlands Farm
Mill Road
Slindon

RECOMMENDATION

Approve Conditions

1 The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).