

PLANNING COMMITTEE – 5 JANUARY 2017

PART 2

Report of the Head of Planning

PART 2

Applications for which **PERMISSION** is recommended

2.1 REFERENCE NO - 16/500862/FULL		
APPLICATION PROPOSAL Retention of lean-to hay store to rear of existing stables.		
ADDRESS Land At Meresborough Lane And Spade Lane, Meresborough Lane Hartlip Kent ME9 7LZ		
RECOMMENDATION - GRANT		
SUMMARY OF REASONS FOR RECOMMENDATION The hay store is appropriately designed and causes no harm to amenity.		
REASON FOR REFERRAL TO COMMITTEE Hartlip Parish Council objects.		
WARD Hartlip, Newington And Upchurch	PARISH/TOWN Hartlip	COUNCIL APPLICANT Mr J Strevens AGENT Woodstock Associates
DECISION DUE DATE 04/05/16	PUBLICITY EXPIRY DATE 08/04/16	OFFICER SITE VISIT DATE 3/3/16
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):		
App No	Proposal	Decision
16/500861/FULL	Variation of condition 8 of SW/07/0664 (Change of use of land for the keeping of horses including erection of 4 stables, one tack room and hay and machinery store) for retention of small tourer caravan as an amenity facility for the stable worker.	Current - relevant item also reported on this agenda.
SW/13/1167	Proposed re-siting of previously approved barn, erection of four new stables with tack room and a new hay barn	Approved.
SW/07/0664	Change of use of land for the keeping of horses including erection of 4 stables, one tack room and hay and machinery store.	Approved.

MAIN REPORT

1.0 DESCRIPTION OF SITE

1.01 The site consists of a large field used for equestrian purposes. There are two existing stable blocks on the site. A machinery barn and hay barn are currently under construction as permitted by SW/13/1167. The site is located to the north west of the junction of Spade Lane and Meresborough Lane.

2.0 PROPOSAL

2.01 Planning permission is sought to erect a lean to hay barn attached to the rear of an existing stable block. It measures 17.5m wide, 3m deep and 2.4m to ridge height. It is finished with feather edge weatherboarding and a corrugated roof. The proposal has already been built.

3.0 SUMMARY INFORMATION

	Existing	Proposed	Change (+/-)
Approximate Ridge Height (m)	0	2.4	+2.4
Approximate Depth (m)	0	3	+3
Approximate Width (m)	0	17.5	+17.5

4.0 PLANNING CONSTRAINTS

4.01 The site is within the countryside, the strategic gap and both nearby roads are rural lanes.

5.0 POLICY AND OTHER CONSIDERATIONS

5.01 The National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) with regard to achieving sustainable development and requiring good design, including core principle 5 “take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;”

5.02 Development Plan: Policies E1, E6, E7, E9, RC7 and RC9 of the Swale Borough Local Plan 2008; and Policies DM14, DM25, DM26 and DM27 of Bearing Fruits 2031: The Swale Borough Local Plan Proposed Main Modifications June 2016.

5.03 Supplementary Planning Guidance: The Erection of Stables and the Keeping of Horses.

6.0 LOCAL REPRESENTATIONS

6.01 None.

7.0 CONSULTATIONS

7.01 Hartlip Parish Council objects for the following reasons;
“With the new hay barn is it now the case that the lean too are not needed and can therefore come down or kept and the proposed new hay barn not needed. The

situation is not clear but there appears to be no justification of need and the site is becoming cluttered and over-developed for non-commercial stables. Further development should be restricted to protect the amenity of this rural area.”

7.02 The Council's Environmental Health Manager makes no comment.

7.03 KCC Archaeology Unit requires no archaeological measures.

8.0 BACKGROUND PAPERS AND PLANS

8.01 The application includes a full set of plans and elevations showing the proposal.

9.0 APPRAISAL

9.01 I note the comments of Hartlip Parish Council about the existing and under construction hay stores at the site. However, the proposal provides the single existing hay store on the site and when the detached hay store is completed I consider it would be unreasonable to require the site owner to demolish the proposed hay store as it should be possible to find an appropriate alternative equestrian use for it. I do not consider there to be a need for additional justification for the proposal. There are nine stables on the site and the proposal provides the only hay store for this development. I consider that the principle of development is acceptable.

9.02 The proposal is small scale and the design fits in well with the existing stable block to which it is attached and accords with the guidance within the Council's SPG - The Erection of Stable and Keeping of Horses. The scale and design are acceptable with no harm arising to the character and appearance of the countryside or visual amenity in my opinion. The proposal would not harm the strategic gap due to its small scale in my opinion. No archaeological measures are required.

10.0 CONCLUSION

10.01 The proposal is acceptable in principle, is well designed and does not harm amenity or the character and appearance of the countryside. I therefore recommend that planning permission is granted.

11.0 RECOMMENDATION – GRANT Subject to the following conditions;

- 1) The development shall accord with the following approved plan numbers;
ST/13/131.02.

Reason: For the sake of clarity.

INFORMATIVES

None.

The Council's approach to this application:

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

Offering pre-application advice.

Where possible, suggesting solutions to secure a successful outcome.

As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.
The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.