

2.2 REFERENCE NO - 16/500861/FULL		
APPLICATION PROPOSAL 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.		
ADDRESS Land At Meresborough Lane And Spade Lane, Meresborough Lane Hartlip Kent ME9 7LZ.		
RECOMMENDATION - GRANT		
SUMMARY OF REASONS FOR RECOMMENDATION The use of land is acceptable as a matter of principle and would not result in visual harm or harm to the character and appearance of the countryside.		
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 03/05/16	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
16/500862/FULL	Retention of lean-to hay store to rear of existing stables.	Current – 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 This application seeks to vary 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. The caravan is already in place.

2.02 Condition 8 of SW/07/0664 reads;

“No external storage of materials or items of any kind, including field jumps or field shelters, caravans, mobile homes, vehicular trailers shall be erected, placed or allowed to remain on the land unless the prior written approval of the District Planning Authority has been obtained.

Grounds: In the interests of the visual amenities of the area and in pursuance of policies of G1 and R12 of the Swale Borough Local Plan, E1 & RC9 of the Swale Borough Local Plan First Review Redeposit Draft and QL1 of the Kent and Medway Structure Plan.”

3.0 SUMMARY INFORMATION

	Existing	Proposed	Change (+/-)
Number of caravans	0	+1	+1

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;

“The application gives no information regarding height of the barn/machinery buildings and no information regarding refuse. The tack room could be used as an amenity space. There is already sufficient development on the site to accommodate amenity facilities. The reason for the imposition of the condition on the original planning permission should be upheld and supported. The proposed development would have a detrimental effect on the visual amenity of this rural area. The application for a caravan is not in keeping or compliant with a high quality rural development and should be refused. The site is not associated with a residence and would therefore appear to attract business rating.”

7.02 The Council's Environmental Health Manager and KCC Highways and Transportation make no comment.

8.0 BACKGROUND PAPERS AND PLANS

8.01 The application includes a site layout plan indicating the position of the caravan.

9.0 APPRAISAL

9.01 I note the objections of Hartlip Parish Council. Its comments relating to the barn and machinery buildings are not relevant to the determination of this application as they already benefit from planning permission under SW/13/1167. Whilst it may be possible to use part of the existing buildings as an amenity facility instead of a caravan, this would displace the use within the building which may need to be accommodated elsewhere on the site. It would be unreasonable to refuse permission on this basis in my opinion. Discussion of the impact on visual amenity is set out below. Business rating is not a material planning consideration.

9.02 The caravan is being used as an amenity facility for the stable worker. I consider the nature of this use to be acceptable for the comfort of the stable worker and the use to be ancillary to the wider use of the site. I consider the principle of the proposal to be acceptable. I do not consider there to be grounds to refuse permission based on the impact of this small scale use of land in the strategic gap.

9.03 The caravan is a relatively small touring caravan positioned to the west of the existing northern stable block which helps to screen it from view. There is existing vegetation along the southern boundary of the site which helps to screen it from Meresborough Lane. Views of the caravan from the north are from long distance public vantage points such as Spade Lane. These considerations lead me to conclude that the visual impact and associated impact on the character and appearance of the countryside are acceptable.

9.04 No harm would arise to the character of the surrounding rural lanes as a result of the proposal in my opinion.

10.0 CONCLUSION

10.01 The proposed variation of condition to allow an amenity caravan on the site is acceptable as a matter of principle and would not result in visual harm or harm to the character and appearance of the countryside in my opinion. I conclude that the condition should be varied as applied for.

11.0 RECOMMENDATION – GRANT Subject to the following conditions;

- 1) The use of the land hereby permitted shall be restricted to the private keeping of horses or ponies by the applicant and/or their successors and shall be not be used for commercial livery, schooling or show purposes.

Reason: In the interests of the amenities of the area.

- 2) All of the land edged red on the approved site location plan shall be available for grazing at all times that the stables are in use, and the number of horses kept on the site shall not exceed a density of one horse per acre.

Reason: So that adequate stabling is provided for the horses kept.

- 3) No burning of waste or refuse shall take place on site other than may be agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity.

- 4) No external lighting shall be provided on the site.

Reason: In the interests of rural amenity.

- 5) No external storage of materials or items of any kind, including field jumps or field shelters, caravans (other than that shown on drawing number ST/13/131.02), vehicular trailers shall be erected, placed or allowed to remain on the land unless the prior written approval of the Local Planning Authority has been obtained.

Reason: In the interests of the visual amenities of the area.

- 6) Any entrance gates erected shall be hung open away from the highway only and shall be set back a minimum distance of 5.5m from the carriageway edge.

Reason: In the interests of highway safety.

- 7) The visibility splays shown on drawing number ST/13/131.02 shall be provided and remain in perpetuity with no obstruction at and above a height of 1.05m.

Reason: In the interests of highway safety.

- 8) The development shall proceed in accordance with the following approved plan numbers; ST/13/131.02.

Reason: For the sake of clarity.

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.