

2.6 REFERENCE NO - 17/502988/FULL			
APPLICATION PROPOSAL Erection of timber barn			
ADDRESS Land Adjacent To M2 Warren Lane Hartlip Kent ME9 7XD			
RECOMMENDATION Grant subject to conditions			
SUMMARY OF REASONS FOR RECOMMENDATION Proposed barn would be of an appropriate scale for the needs of the site, make use of appropriate external materials, and would not give rise to any serious harm to the character or appearance of the countryside or the AONB.			
REASON FOR REFERRAL TO COMMITTEE Parish Council objection.			
WARD Hartlip, Newington And Upchurch	PARISH/TOWN COUNCIL Hartlip	APPLICANT Mrs Wendy Buss AGENT Nick Hatton	
DECISION DUE DATE 31/08/17	PUBLICITY EXPIRY DATE 18/12/17	OFFICER SITE VISIT DATE 14/07/17	
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
SW/14/0205	Change of use of land to keeping of horses with the provision of 2 stables, hay store, tea room, WC, foal box, cesspit, manure heap, horse trailer, vehicle parking, turning head and gated access.	Granted	2014
The proposed stables were sited in accordance with the Council's adopted SPG guidelines (further to a previous refusal and dismissal at appeal), and officers considered they would not give rise to serious harm to the AONB. The scheme was approved by planning committee on 22 June 2014.			
SW/13/0069	Change of use of land to keeping of horses with the provision of 4 new stables, tack room, hay store, two horse trailers	Refused	2013
Permission was refused due to the proposed stables being positioned centrally within the field, which would have been prominent and intrusive within the AONB landscape. The Council's decision was upheld in a subsequent appeal, although a second reason for refusal relating to highway safety at the proposed access was not supported by the Inspector.			

1.0 DESCRIPTION OF SITE

1.01 The application site is an equestrian field situated in the countryside to the southwest of Hartlip. It is bordered by the M2 to the north, Warren Lane to the east, woodland to the south, and another equestrian field to the west (approved under 17/500807/FULL) beyond which is Yaughar Lane. There is a dense hedge to the front of the site, and

dense tree planting along the boundary with the M2, but the site itself is largely open and flat. There is an existing single-storey stable block close to Warren Lane, adjacent to an existing vehicle access.

1.02 The site measures approximately 106m x 147m (3.8 acres / 1.5ha).

2.0 PROPOSAL

2.01 This application seeks planning permission for the erection of a barn to be used in association with the existing stables.

2.02 The proposed barn will measure approximately 9m x 9m and 4.5m to the ridge. It will be finished in black stained featheredge weatherboard and black profile roof cladding.

2.03 The applicant proposes to use it for the storage of hay, a small tractor, and other machinery and equipment in association with upkeep of the land for equestrian use.

2.04 Members should note that the scale of the barn has been reduced by half since the application was first submitted (it was originally 18m deep), and since the Parish Council commented on the scheme (as below).

3.0 SUMMARY INFORMATION

	Proposed
Site Area	15.ha / 3.8 acres
Approximate Ridge Height	4.5m
Approximate Depth	9m
Approximate Width	9m

4.0 PLANNING CONSTRAINTS

4.01 The site lies within the Kent Downs Area of Outstanding Natural Beauty, and close to the Queendown Warren SSSI (designated for its rare flora) and an ancient woodland.

5.0 POLICY AND OTHER CONSIDERATIONS

5.01 The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).

5.02 Development Plan: Policies CP4, DM14, DM24 and DM27 of 'Bearing Fruits 2031: The Swale Borough Local Plan 2017'.

5.03 Supplementary Planning Documents: 'The Erection of Stables and Keeping of Horses'.

6.0 LOCAL REPRESENTATIONS

6.01 None.

7.0 CONSULTATIONS

7.01 Hartlip Parish Council object to the application. They initially raised concerns in respect of visual harm, particularly for walkers and drivers on Warren Lane and especially during the winter months when the trees would be bare. They also

consider the barn to be overly large and raise concern about the visual impact of the vehicle access (which does not form part of this application and has been approved by PINS). I re-consulted the PC further to amended drawings which reduced the size of the barn: they have maintained their objection but appear to have misread the drawings as they refer to the barn increasing in size rather than decreasing. I have arranged for a further consultation to be sent to the PC to clarify the changes and will update Members of their comments at the meeting.

7.02 Natural England has no comments.

7.03 The Council's agricultural consultant initially considered the proposed barn to be overly large, but further to a significant reduction in its scale he suggests that "*with the inclusion of storage for the tractor and equipment it is perhaps not too unreasonable, on balance.*"

8.0 BACKGROUND PAPERS AND PLANS

8.01 The application is supported by relevant plans and drawings, and the above-noted historic applications are relevant.

9.0 APPRAISAL

Principle of development

9.01 The site lies within the open countryside and the AONB, where it's recognised that the keeping of horses is an appropriate activity. The proposed barn would be used to support an existing, approved, private equestrian use, and the Council's agricultural consultant considers the scale of the building to be appropriate for the size of the holding and the intended use. In that regard I consider the proposal to be acceptable in principle.

Visual impact

9.02 The proposed barn would be constructed using external materials appropriate to a rural, AONB location, including dark stained timber cladding and a dark, pitched roof. In this regard the barn would be of a relatively traditional design and would look very much like a number of other barns within the Borough. I don't consider that it would be particularly harmful to the character or appearance of the countryside or the AONB.

9.03 The barn would be positioned adjacent to the existing stable block and close to the hedgerow at the front of the site. This is in accordance with the Council's adopted SPG relating to equestrian developments, which encourages grouping buildings together, close to access roads, and discourages siting them in the centre of fields where they would be more prominent. Whilst the barn would be visible to walkers and passing drivers I do not agree with the Parish Council that it would be overly prominent or seriously harmful to the visual amenity, especially given its relatively small footprint and low ridge height. Furthermore rural location such as this are where one would generally expect to see such structures, so it would not be entirely incongruous.

Residential amenity

9.04 There are no nearby dwellings that would be affected by this development.

Highways

- 9.05 The development would make use of the existing access point, and parking is provided on the apron between the barn and the stables. I have no serious concerns in this regard. I note the Parish council's concerns in respect of the access but the erection of the barn would not generate additional traffic movements to/from the site over and above the current use of the site for the keeping of horses. I don't consider there to be a justifiable reason for refusal in this respect.

Ecology

- 9.06 Whilst the site is close to an ancient woodland and SSSI, it consists of open, maintained grassland with little potential for any protected species. The barn would be well away from the designated / protected sites and would have little potential to impact them in any serious way. I therefore do not consider there would be any significant impacts to ecology or biodiversity.

10.0 CONCLUSION

- 10.01 This application seeks planning permission for the erection of a barn for the storage of hay and machinery, adjacent to an existing stable building, and in association with the use of the land for keeping horses. The barn is appropriate in terms of scale, design, and position, and the Council's agricultural consultant considers it to be of an appropriate size. Whilst the Parish Council has objected I don't consider there to be any justifiable grounds for refusal.

- 10.02 Taking the above into account I recommend that planning permission should be granted.

11.0 RECOMMENDATION – GRANT Subject to the following conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2) No development shall take place other than in accordance with drawings WB_20170626_01 Rev A and WB_20170626_03 Rev. A.

Reason: For the avoidance of doubt.

- 3) No development beyond the construction of foundations shall take place until details in the form of samples of external finishing materials to be used in the construction of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority, and works shall be implemented in accordance with the approved details.

Reason: In the interest of visual amenity and the character of the Area of Outstanding Natural Beauty.

- 4) No development beyond the construction of foundations shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include existing trees, shrubs and other features, planting schedules of plants, noting species (which shall be

native species and of a type that will encourage wildlife and biodiversity), plant sizes and numbers where appropriate, means of enclosure, hard surfacing materials, and an implementation programme.

Reason: In the interests of the visual amenities and the character of the Area of Outstanding Natural Beauty, and encouraging wildlife and biodiversity.

- 5) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority.

Reason: In the interests of the visual amenities and the character of the Area of Outstanding Natural Beauty, and encouraging wildlife and biodiversity.

- 6) Upon completion of the approved landscaping scheme, any trees or shrubs that are removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed in writing with the Local Planning Authority, and within whatever planting season is agreed.

Reason: In the interests of the visual amenities and the character of the Area of Outstanding Natural Beauty, and encouraging wildlife and biodiversity.

- 7) No floodlighting, security lighting or other external lighting shall be installed or operated at the site, other than in accordance with details that have first been submitted to and agreed in writing by the Local Planning Authority. These details shall include:
- A statement of why lighting is required, the proposed frequency of the use and the hours of illumination.
 - A site plan showing the area to be lit relative to the surrounding area, indicating parking or access arrangements where appropriate, and highlighting any significant existing or proposed landscape or boundary features.
 - Details of the number, location and height of the lighting columns or other fixtures.
 - The type, number, mounting height and alignment of the luminaries.
 - The beam angles and upwards waste light ratio for each light.
 - An isolux diagram showing the predicted illuminance levels at critical locations on the boundary of the site and where the site abuts residential properties.

Reason: In the interests of the character and appearance of the countryside.

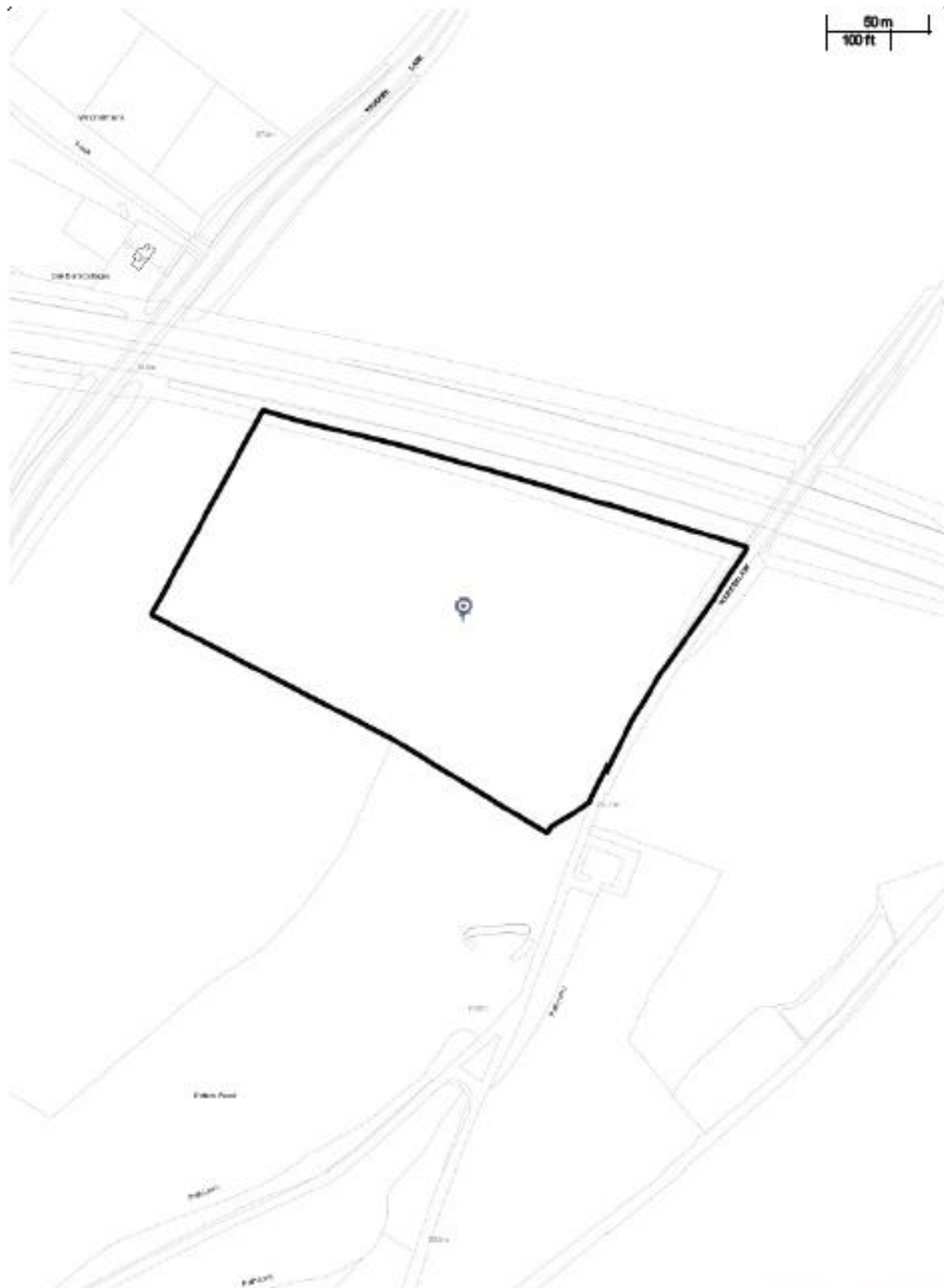
THE COUNCIL'S APPROACH TO THIS APPLICATION

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), July 2018 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

In this instance the applicant/agent was advised of changes required to the application and these were agreed. The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

If your decision includes conditions, there is a separate application process to discharge them. You can apply online at, or download forms from, www.planningportal.co.uk (search for 'discharge of conditions').

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.



17/502988/FULL - Land Adjacent To M2 Warren Lane
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