

2.2 REFERENCE NO - 19/502286/FULL		
APPLICATION PROPOSAL Erection of 5no. mirrors at one end of the riding arena.		
ADDRESS Telfords Otterden Road Eastling Faversham Kent ME13 0BN		
RECOMMENDATION GRANT subject to conditions		
REASON FOR REFERRAL TO COMMITTEE Council Employee		
WARD East Downs	PARISH/TOWN COUNCIL Eastling	APPLICANT Mrs Anne Adams AGENT
DECISION DUE DATE 03/07/19	PUBLICITY EXPIRY DATE 14/06/19	

Planning History

14/500812/FULL

Change of use from equestrian grazing to domestic curtilage and erection of shed
Approved Decision Date: 10.10.2014

SW/04/0508

Construction of sand manège.
Approved Decision Date: 17.06.2014

SW/00/1107

Change of Use from equestrian grazing to domestic curtilage and erection of garage and stable block.
Approved Decision Date: 09.02.2001

SW/00/0450

Erect single storey extension, conservatory and garage. (Part Amended Proposal).
Approved Decision Date: 27.06.2000

1. DESCRIPTION OF SITE

1.1 The property comprises a bungalow with adjacent paddock to the south of Eastling in a relatively isolated position within the designated countryside and within the Kent Downs Area of Outstanding Natural Beauty (AONB). The paddock is surrounded by established vegetation and contains stables and a sandschool/manège constructed by the current applicant after approvals in 2001 and 2004. The manège is contained within post and rail fencing. A public footpath runs around the rear of the site adjacent to the manège, although the manège is set back some 30 metres or so from the Eastling road against the rear boundary.

2. PROPOSAL

2.1 This application seeks planning permission for the erection of five number mirrors along the northern end of the riding arena.

- 2.2 The mirrors would all be set at 2.4m in overall height attached to the inside of the fencing across the northern end of the riding arena, with supporting braces behind. Two of the mirrors measure 1.2m wide and will be sited in portrait format in each corner of the manège, with three further mirrors in landscape format being centrally placed and measuring a total width of 7.2m.

3. PLANNING CONSTRAINTS

Area of Outstanding Natural Beauty KENT DOWNS

4. POLICY AND CONSIDERATIONS

Bearing Fruits 2031 Policies
CP4: Requiring a good design
DM14: General development criteria
DM24: Conserving and enhancing valued landscape
DM32: Development involving a listed building

5. LOCAL REPRESENTATIONS

Eastling Parish Council has raised no objection to the application.

6. APPRAISAL

- 6.1 The manège is not intrusive and is not lit. It is used for horses exercising and dressage, the mirrors being intended to allow riders to see themselves when using the area. The main considerations in the determination of these applications are the effect the proposal could have on the designated countryside, the natural beauty of the AONB, the setting of a nearby listed building across the main road, and the visual appearance on the character and appearance of the property.
- 6.2 In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, policy DM32 of the Local Plan seeks to ensure that development proposals preserve the importance and setting of listed buildings. The application site lies within an Area of Outstanding Natural Beauty and here policy DM24 is also especially relevant.
- 6.3 The manège is approximately 65m away from the listed building with a highway and significant landscaping between it and the application site not to have any adverse effect on amenity. The mirrors will be positioned facing away from the listed building and will face the applicant's dwelling.
- 6.4 I informally consulted Highways & Transportation who commented that given the distance from and angle in relation to the highway there is little chance of headlights reflecting off the proposed mirrors and back into the road. There is substantial hedgerow between the road and the riding arena as well so there is no cause for concern.

7. CONCLUSION

- 7.1 The proposal will not give rise to any unacceptable impacts on residential or visual amenity. They will augment use for the manège and I conclude that the mirrors would be acceptable with limited local impact.

8. RECOMMENDATION - GRANT Subject to the following conditions

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.

The Council's approach to the 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.

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.

