

**PLANNING COMMITTEE – 4 FEBRUARY 2021****PART 2**

Report of the Head of Planning

**PART 2**Applications for which **PERMISSION** is recommended

<b>2.1 REFERENCE NO - 20/504677/FULL</b>		
<b>APPLICATION PROPOSAL</b> Erection of timber stables and exercise menage (retrospective).		
<b>ADDRESS</b> Slips Cottage Church Hill Doddington Sittingbourne Kent ME9 0AZ		
<b>RECOMMENDATION</b> – Grant subject to conditions		
<b>REASON FOR REFERRAL TO COMMITTEE</b> Parish Council Objection		
<b>WARD</b> East Downs	<b>PARISH/TOWN COUNCIL</b> Doddington	<b>APPLICANT</b> Mrs A Tomlin <b>AGENT</b> Jane Elizabeth Architects
<b>DECISION DUE DATE</b> 08/02/2021	<b>PUBLICITY EXPIRY DATE</b> 10/12/20	

**1. DESCRIPTION OF SITE**

- 1.1 Slips Cottage is a Grade II listed building located within the Doddington and Newnham conservation area, and the stables and menage concerned are within or close to the boundary of the conservation area. The site also lies within the Kent Downs Area of Outstanding Natural Beauty.

**2. PROPOSAL**

- 2.1 This is a retrospective application which seeks planning permission for the erection of timber stables and a menage. The stable block consists of a tack room, a stable and storage. The block would measure 9m wide x 3.75m depth and have an overall height of 2.87m to the ridge. The menage would measure 14.4m x 21.7m. There is no proposed lighting.
- 2.2 The stables in question here have already been erected, and are clad in dark stained timber cladding, with a low metal clad pitched roof, and a concrete forecourt. The menage is surrounded by post and rail fencing. The applicant sought pre-application advice in 2020 which concluded that the principle of the proposal was likely to be acceptable.
- 2.3 The application is supported by a well illustrated Design and Access Statement incorporating a Heritage Statement which states that;

*Slips cottage was purchased by Mrs A. Tomlin in July 2019. Extensive work has brought back the paths, borders and grass area to their original form. This property is well maintained and cared for and it is clear that Mrs A. Tomlin*

*respects the character and appearance of this grade II listed cottage.*

*The rural setting of Slips Cottage is typical of numerous listed properties within Kent many have stables, barns and outbuildings which form part of their farmstead setting. In light of the above and with reference to the submitted elevations and plans show that the stables and menage pose minimal harm and do not effect the character and appearance of the main grade II listed house.*

### **3. PLANNING CONSTRAINTS**

#### **3.1 Area of Outstanding Natural Beauty KENT DOWNS**

Conservation Area Doddington and Newnham

Listed Buildings MBC and SBC Ref Number: 555/SW

Description: G II SLIPS COTTAGE, CHURCH HILL, DODDINGTON, SITTINGBOURNE,

### **4. POLICY AND CONSIDERATIONS**

4.1 The development plan currently comprises of the adopted Swale Borough Local Plan Bearing Fruits 2031. The key policies within the Local Plan that would be of material consideration should an application come forward are:

ST3 (The Swale settlement strategy)

CP4 (Requiring good design)

DM14 (General development criteria)

DM24 (Conserving and enhancing valued landscaped)

DM27 (The keeping and grazing of horses)

DM32 (Development involving listed buildings)

DM33 (Development affecting a conservation area)

4.2 Supplementary Planning Guidance (SPG) 'The Erection of Stables & Keeping of Horses'

### **5. LOCAL REPRESENTATIONS**

5.1 A neighbour (and the Parish Council) has drawn attention to inaccuracies in the original site boundaries regarding land ownership and access around the application site. Amended plans have since been received that clarify the site boundary and access issues, and I do not consider that this matter is now one that should affect determination of the application.

5.2 The neighbour also objects over lack of space for parking, and lack of access on track which is also a pedestrian public right of way, which is also used by the farmer and needs to be kept clear in case of emergencies and for management of adjacent woodland.

5.3 Another neighbour has noted the boundary issues and, although expressing no objection to a horse being kept at the property in principle, has also objected to the application because:

- Access to the stables and grazing is over an unmade woodland track and public right of way owned by Sharsted Woods. It is unsuitable for regular vehicle use and

would require further development to the detriment of the area.

- There is no provision for parking at Slips Cottage. Parking vehicles in the track blocks access and prevent others using the public right of way.

## **6. CONSULTATIONS**

- 6.1 Doddington Parish Council has separately objected to the application on basis that the menage affects the setting of the Grade II listed building and has the potential to affect it further if access is built. They add that access would further encroach on neighbours but, as mentioned above, this matter has since been clarified.

## **7. BACKGROUND PAPERS AND PLANS**

- 7.1 All plans and documents relating to application 20/504677/FULL.

## **8. APPRAISAL**

- 8.1 Slips Cottage is a Grade II listed building set within the conservation area, and the whole area lies within the Kent Downs Area of Outstanding Natural Beauty. The location is therefore a very sensitive one in planning terms, where development is strictly controlled and must be carefully planned to ensure that it does not detract from the above heritage and landscape designations.
- 8.2 There was originally some discrepancy over the site boundary and access, which was drawn to my attention by neighbours. However, this has now all been addressed in the way of amended plans showing that the site does not include land belonging to others. The issues at stake now relate to the principle of development in the countryside, the protection of the AONB and the character of the conservation area, the setting of the listed building, and the amenities of neighbours.
- 8.3 Stables are acceptable in principle in the countryside, and it is important to consider the details of the actual stables. Paragraph 2.1 of the Council's SPG explains that stables should be stained a dark colour. The stables that have been erected will accord with this guideline. I do not believe that they will appear out of place in this rural location.
- 8.4 The stables are set almost 20m to the rear of the listed building in a small paddock beyond a hedgeline, in what I consider to be an acceptable and appropriate relationship to the building. I see no significant harm arising to the setting of the listed building.
- 8.5 These stables will be used in conjunction with looking after and grazing of the family's horses. The stables will be located approximately 30m away from the nearest neighbouring dwelling in accordance with the Council's SPG advice, and I am of the opinion that is unlikely to significantly harm the amenities of any neighbouring properties.
- 8.6 I see no reason to foresee any future parking or access problems relating to this small private stable block, whilst matters of rights of access should not affect the determination of the application.

## 9. CONCLUSION

- 9.1 Overall, I have no objection to stables here, and I consider that the proposed stables and menage comply with the relevant policies within the Local Plan and guidance given in the SPG for the erection of stables. I therefore recommend that approval is granted.

## 10. RECOMMENDATION – Grant subject to the following conditions

### CONDITIONS

- (1) The stables hereby permitted shall only be used for the stabling of horses or ponies for private use and for no other purpose, including any commercial use.

Reason: In the interests of the amenity of the area, and highway safety and convenience

- (2) No floodlighting, security lighting or 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.

Reason: In the interests of visual amenity and the residential amenities of occupiers of nearby dwellings.

- (3) No burning of straw or manure shall take place on the site.

Reason: In the interests of local amenity.

- (4) With the exception of one trailer for the storage of manure, no external storage of materials or items of any kind including jumps, caravans, mobile homes, vehicles or trailers shall take place on the site.

Reason: In the interests of visual amenity.

### The Council's approach to the application

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), February 2019 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.

### INFORMATIVE

- (1) The development hereby permitted relates to the are shown the amended site location plan 23.20.03D and drawings 23.20.04A, 23.20.05A and 23.20.06A.

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.

