

Parish: Funtington	Ward: Funtington
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FU/16/02649/FUL

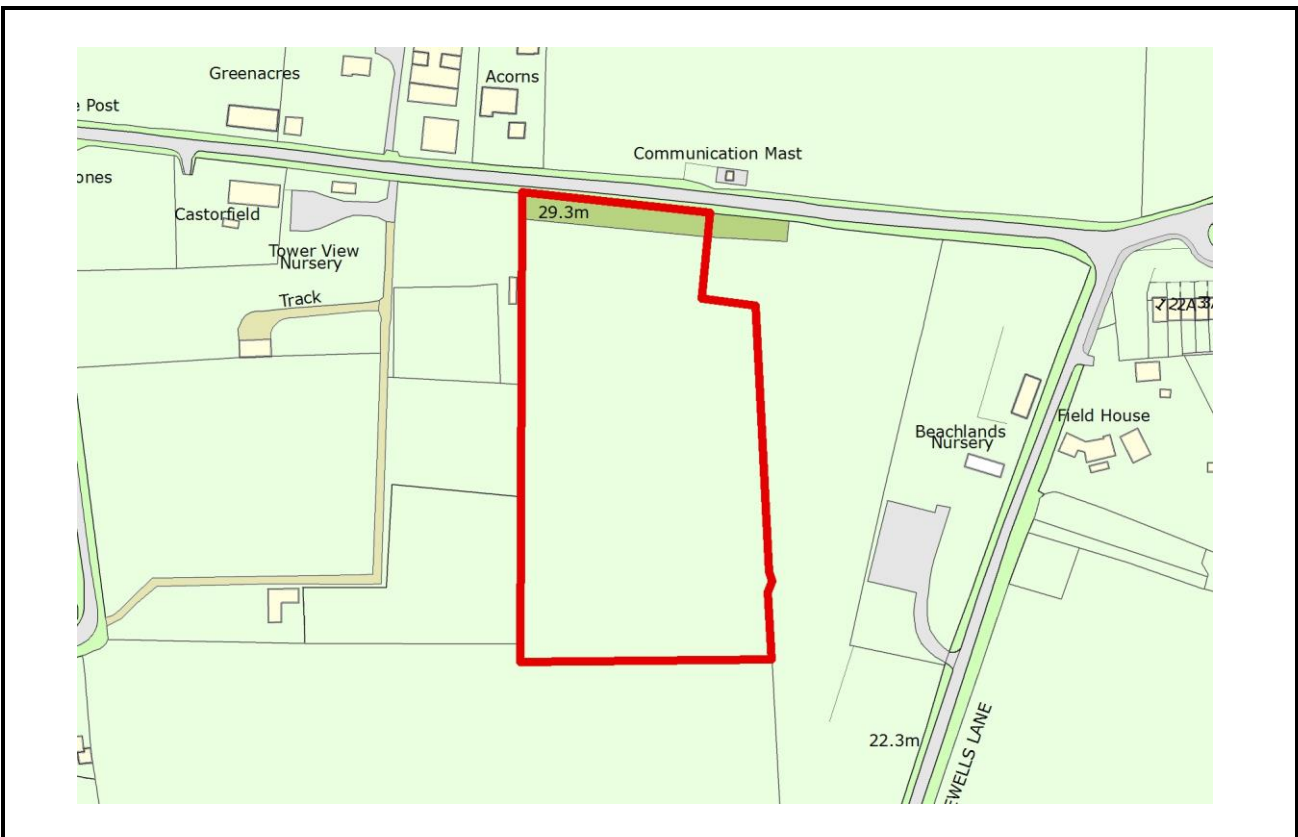
Proposal Retrospective application for erection of 2 no. stables for private use and installation of 20m x 20m winter turnout.


Site C&P Stables, West Ashling Road, Hambrook, Funtington, Chichester, West Sussex, PO18 8UD

Map Ref (E) 479926 (N) 107006

Applicant Mr & Mrs Taylor

RECOMMENDATION TO PERMIT



	<p>NOT TO SCALE</p>	<p>Note: Do not scale from map. For information only. Reproduced from the Ordnance Survey Mapping with the permission of the controller of Her Majesty's Stationery Office, Crown Copyright. License No. 100018803</p>
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1.0 Reason for Committee Referral

1.1 Parish Council Objection - Officer recommends Permit

2.0 The Site and Surroundings

The application site is located to the south of West Ashling Road. The gated vehicular access leads to a gravel running westwards to the existing stable complex. The existing buildings comprise a 'U' shaped grouping of single storey timber stables and a timber barn directly north of the stables. The fields (used for grazing) connected to the stables are located to the south and are sub-divided into paddocks by timber post and rail fencing. There is a post and rail fence to the north along the driveway and yard area with a five bar gate providing access to the grazing fields. The northern boundary with the road is vegetated and mature with trees and wild vegetation.

3.0 The Proposal

The application seeks the retention of two additional timber stables attached to the southern end of the existing U shaped stable complex. This element measures 4.9m deep x 7.6m in length, has a ridge height of 3.3m and is 2.3m high to the underside of the eaves. The stable doors face northwards onto the existing yard and incorporate an overhang to the northern elevation. The external timber cladding is stained in a dark and subdued finish and the roof comprises corrugated sheets.

The application also proposes the creation of a winter turnout area directly east of existing stable complex. This would measure 20m x 20m, would be bounded by a timber post and rail fence and the surface would be finished in rubber chippings.

4.0 History

10/02464/FUL	REF	Stationing of a mobile home for occupation by gypsies and travelers (as defined by Circular 01/2006) for a temporary period of three years.
11/00544/FUL	REF	Stationing of a mobile home for occupation by gypsies and travelers (as defined by Circular 01/2006) for a temporary period of three years.
14/01267/FUL	PER106	Provision of four mobile home pitches for occupation by gypsy/travelers (as defined in Planning Policy for Traveller Sites) and erection of three timber-clad utility buildings.
16/02649/FUL	PDE	Retrospective application for erection of 2 no. stables for private use and installation of 20m x 20m winter turnout.
95/01438/CPO	PER	Construction of 2 ponds for nature conservation purposes with stockproof fences (Full

		Application).
05/00947/FUL	PER	Creation of new vehicular access and gate.
11/02399/FUL	REF	Erection of dwelling in connection with associated landshare scheme. Change of use of land to a mixed use of grazing and stationing of shepherds huts for tourist lets with associated vehicular access. Erection of barn and formation of access tracks for use by landshare participants.
12/02325/FUL	REF	Erection of agricultural storage building.
12/04248/FUL	PER	Change of use of land from agriculture to equestrian (keeping of horses), including erection of associated stabling and permeable access track.
13/00996/DOC	DISCHA	Discharge of condition nos.3 and 6 of permission FU/12/04248/FUL (materials and method of disposal of stable waste).
13/03782/FUL	PER	Proposed new field access crossing and gate.
13/03820/FUL	PER	Proposed hay barn and addition of shingle to existing access track.
13/04214/PNO	PPREQ	Proposed building for agricultural equipment storage, feed and bedding.
14/03994/FUL	PER	Erection of stable building with 6 no. lose boxes, plus tack and feed store and external manure area.
14/04121/COU	PER	Change of use to include an additional use of keeping horses and grazing.
15/02036/DOC	DOCDEC	Discharge of conditions 3 and 13 of planning permission FU/14/03994/FUL.

5.0 Constraints

Listed Building	No
Conservation Area	No
Rural Area	Yes
AONB	No
Tree Preservation Order	No
- Flood Zone 2	No
- Flood Zone 3	No
Historic Parks and Gardens	No

6.0 Representations and Consultations

Funtington Parish Council

6.1 The Parish Council object to this application as it is felt to be an over development of the site.

WSCC Highways

6.2 Comments

The 2 proposed stables are understood to be independent uses only and would not be used commercial or for DIY livery. Based on this, the proposed use would be potentially low traffic generators. It would be appropriate to apply planning conditions to prevent commercial usage or at least prevent commercial use without due consideration being given to the potential highway impacts.

The site does have an existing vehicular access onto West Ashling Road, which in this location is subject to a 60mph speed limit. This proposal would give rise to a more intensive use of this. The access is considered to be of sufficient geometry to accommodate the anticipated level of vehicular activity. Sightlines along West Ashling Road are considered acceptable with a good level of visibility available in the east and west. It has been confirmed that the applicant will be provided sufficient surface water drainage to mitigate any increase as a result of these proposals with herringbone drainage installed.

A review of the West Ashling Road access indicates that, there have been no recorded accidents within the last 3 years; there is no evidence to suggest that the access has been detrimental to highway safety in comparison to the previous uses.

In terms of accessibility there are no footpaths linking to the site and with no street lighting an the rural nature cycling will only appeal to the more experienced cyclist. Therefore given the location, the majority if not all, visits would be via the car. However given the anticipated low traffic movements this is not considered to warrant an objection under sustainability and accessibility grounds.

Conclusion

In principle, there would be no highway objection. The LHA does not consider that the proposed would have 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 32), and that there are no transport grounds to resist the proposal. Any approval of planning permission would be subject to the following condition:

Prevention of Surface Water Draining onto Public Highway

No part of the development shall be first occupied until provision has been made within the site in accordance with plans and details to be submitted to and approved by the Local Planning Authority to prevent surface water draining onto the public highway.

Reason: In the interests of road safety.

CDC Land and Coastal Drainage Officer

6.3 The intention appears to be that the access tracks and winter turnout will be permeable, which would be acceptable. If there is any positive drainage proposed then this must be designed to cater for, without flooding, the 1 in 100yr event +30% and be supported by percolation tests and winter groundwater monitoring.

If the application is approved I recommend applying the following condition to ensure the development is adequately drained:

"Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations and the SUDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365 or similar approved, will be required to support the design of any Infiltration drainage.

The complete surface water drainage system serving the development shall be implemented in accordance with the agreed details."

Natural England

6.4 Statutory nature conservation sites - no objection

Natural England has assessed this application using the Impact Risk Zones data (IRZs). Natural England advises your authority that the proposal, if undertaken in strict accordance with the details submitted, is not likely to have a significant effect on the interest features for which Chichester and Langstone Harbours Ramsar and SPA and Solent Maritime SAC has been classified. Natural England therefore advises that your Authority is not required to undertake an Appropriate Assessment to assess the implications of this proposal on the site's conservation objectives.

In addition, Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the Chichester Harbour SSSI has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(1) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.

Local sites

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.

7.0 Planning Policy

The Development Plan

7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029 and all made neighbourhood plans. Funtington Parish Council are not proposing a Neighbourhood Plan at this time.

7.2 The principal planning policies relevant to the consideration of this application are as follows:

Policy 1: Presumption in Favour of Sustainable Development

Policy 42: Flood Risk and Water Management

Policy 47: Heritage and Design

Policy 48: Natural Environment

Policy 49: Biodiversity

Policy 55: Equestrian Development

National Policy and Guidance

7.3 Government planning policy now comprises the National Planning Policy Framework (NPPF), paragraph 14 of which states:

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking:

For decision-taking this means unless material considerations indicate otherwise:

- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless any adverse impacts of doing so would significantly or demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in (the) Framework indicate development should be restricted.

7.4 Consideration should also be given to paragraph 17 (Core Planning Principles), 56, 58, 59, 60, 61 and 64.

Other Local Policy and Guidance

7.5 The aims and objectives of the Chichester in Partnership Community Strategy 2016-2021 which are relevant and material to the determination of this planning application are:

- Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

8.0 Planning Comments

8.1 The main issues arising from this proposal are:

- i. Impact on visual amenities;
- ii. Impact on the safety and function of the highway network;
- iii. Implications for biodiversity;
- iv. Surface water and waste management.

Assessment

i) Impact on visual amenities

8.2 Permission has previously been granted for the equestrian use of the site under reference; FU/12/04248/FUL for the; 'Change of use of land from agriculture to equestrian (keeping of horses), including erection of associated stabling and permeable access track'. Subsequent to this planning permission a further application (13/03820/FUL) was permitted for; 'Proposed hay barn and addition of shingle to existing access track' – all of which have been implemented. The authorised use of this site is for private equestrian use and no livery or riding school facilities are proposed. The applicants live on the adjoining land to the east of the application site.

8.3 The scheme, as described in section 3 of this report, has been sensitively designed to incorporate the development into the existing group of buildings. The stables are the same size, height and appearance to those adjacent and the materials match, which assists the visual integration of the development. The materials to be incorporated in the base of the proposed turnout area would be porous and the timber post and rail fencing would be of a rural appearance. It would be connected to the existing group of buildings and would offer a turnout facility when the weather is not suitable for grazing on the associated fields. The ground level of this part of the site is relatively flat; however there is a southerly downward slope to the wider topography. Minor levelling off may be required but the ground level would not change significantly.

8.4 At the time of site visit it was observed that there were 7 horses on the land. As a result of the current application there would be 6 stables in total (including the two new additions) and a further two loose boxes being used as tack and feed stores.

8.5 The Parish Council have raised an objection on the grounds that this development would result in overdevelopment of the site. However it is considered that the site is of a sufficient size to accommodate the development whilst maintaining its open and rural character. The stables are of a sympathetic siting, size, height and appearance and the winter turnout area would be connected to the existing group of buildings and used in association with the permitted use of the site.

8.6 In conclusion, the development is considered to be of a design quality that accords with current design policies and the character of the site and surroundings. The site is sufficient in size to accommodate the development without appearing cramped or overdeveloped.

ii) Impact on the safety and function of the highway network

8.7 No changes are proposed to the existing vehicular access and the number of vehicular movements would not be increased significantly by this development. WSCC Highways do not consider that the proposal would have a 'severe' impact on the operation of the highway network, would not be contrary to the National Planning Policy Framework, and that there are no transport grounds to resist the proposal. Conditions requested by WSCC form part of the recommendation.

iii) Implications for biodiversity

8.8 Ground conditions are such that the site is unlikely to support protected species due to the short nature of the grass and the existence of the current stables. Nocturnal wildlife (including bats) has the potential to be adversely affected by future associated light pollution; a condition is proposed to limit external lighting to sensor controlled lighting only. No works to trees or vegetation are proposed. It is therefore unlikely that this development would cause harm to wildlife and protected species, subject to the imposition of appropriate conditions.

iv) Surface water and waste management

8.9 The additional surface water from the stables would be managed within the site in a suitable manner for the soil type. The turnout area would be permeable and there would be no significant change in ground levels proposed. The CDC Coastal and Land Drainage Officer has been consulted who raises no objection in principle; a surface water management condition has been requested. A condition is also proposed to ensure appropriate storage and disposal of horse waste and to ensure no burning of manure takes place on site.

Significant Conditions

8.10 The original planning permission includes various conditions regarding the use and other environmental matters such as drainage and waste management which are repeated as part of this recommendation. Also proposed are conditions controlling the finish of the post and rail fence, external lighting, waste disposal, surface water drainage and the use of the site.

Conclusions

8.11 In conclusion the proposals are considered to represent a sympathetic addition to the existing group of buildings and would not lead to an unacceptable intensification of the use of the site. The additional visual impacts of this development would respect the character and appearance of the site and locality as required by policies 47 and 48 of the current CLP.

Human Rights

8.12 In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been taken into account when reaching this recommendation and it is concluded that the recommendation to permit is justified and proportionate.

**RECOMMENDATION
PERMIT**

- 1 Time Limit - Full
- 2 No Departure from Plans
- 3 Materials
- 4 Winter turnout details
- 5 Private use
- 6 No burning
- 7 Disposal of stable waste - TBA
- 8 Discharge of stable waste
- 9 No caravans or moveable structures
- 10 Drainage – TBA
- 11 Surface water management
- 12 Post and rail fence
- 13 No external Lighting

INFORMATIVE

- 14 Application Approved Without Amendment

For further information on this application please contact Maria Tomlinson on