

Parish: Westbourne	Ward: Westbourne
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**WE/15/01901/FUL**

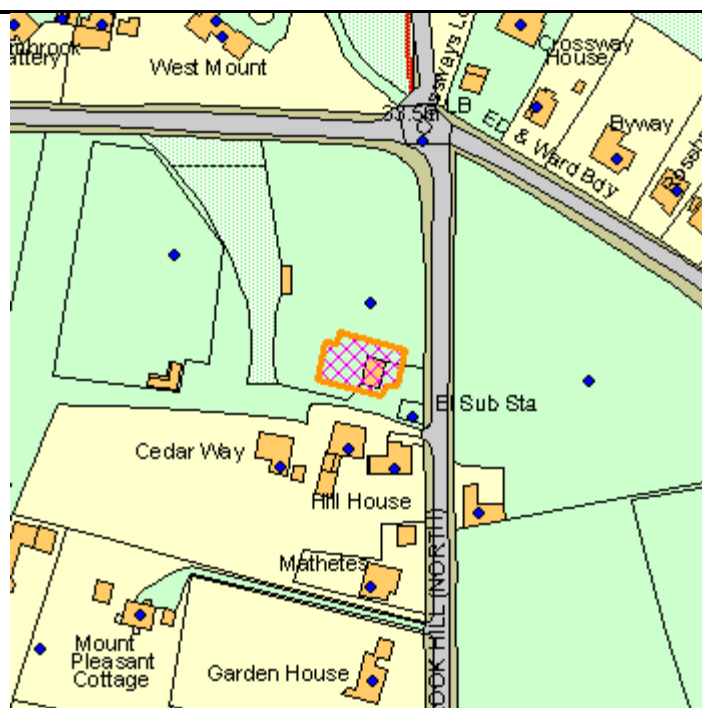
**Proposal** To remove redundant horse shelter and stores and replace with modern stabling (re-submission of WE/14/02789/FUL).

**Site** Land To North Of Hill House Hambrook Hill North Hambrook West Sussex

**Map Ref** (E) 478759 (N) 107404

**Applicant** Ms Catherine Coates

**RECOMMENDATION TO PERMIT**



**NOT TO  
SCALE**

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## **1.0 Reason for Committee Referral**

Parish Objection - Officer recommends Permit

## **2.0 The Site and Surroundings**

2.1 The site, the subject of this application, is situated in a countryside location, on the corner of Hambrook Hill (North) and West Ashling Road, to the north of a small cluster of residential properties and outside of the Settlement Boundary of Hambrook. The site occupies an area of approximately 0.4 hectares and is currently being used to keep animals in connection with Stable Cottage to the south. Whilst conducting a site visit it was noted that 1no. horse and 1no. donkey are currently grazing on the land and that the site is used for equestrian purposes. The area is characterised by sporadic development with a number of paddocks and stable buildings within the vicinity.

2.2 The site is currently occupied by a small timber field shelter along the western boundary with a further field shelter building along the southern boundary. The boundaries consist of a mix of low level fencing, mature trees and vegetation with glimpses of the structures through the boundary screening. Vehicular access to the site is gained to the south via a private driveway, serving a small number of dwellings to the south and west.

## **3.0 The Proposal**

3.1 The proposal seeks to demolish the existing structures on site and provide a stable building constructed in a roughly 'U' shape to the south-east corner of the site. The building would be made up of 3 no. stables, a tack room and an equipment room, which would form the largest element of the proposal. The equipment room would be linked to the stables by a covered archway, giving pedestrian access through the building to a central cobbled courtyard.

3.2 The building would measure 19.6m at its widest point and would have a total depth of 13m with an overall height of 3.4m. The stables are proposed to be constructed with cavity walling at low level to get them increased strength, with the elevations clad in horizontal timber boarding under a profile sheet roof. The courtyard would be enclosed by a 1.2m high timber fence.

3.3 Application ref: WE/14/02789/FUL was refused in November 2014 for modern stabling on the grounds that its size, height, scale and mass would result in an unwarranted, incongruous and intrusive form of development detrimental to the rural character and visual amenities of the area. This scheme proposed a larger 'U' shaped collection of buildings including 3 no. stables, a feed store, tack room, harness and equipment, cloakroom and office. The materials proposed were cavity block elevations with timber boarding and cedar shingles to the hipped roof, proposed with an overall height of 5.3m. The size of building was considered unjustified for the site and the proposal would have detracted from the character of the surrounding area. The current proposal seeks to address these concerns.

## **4.0 History**

14/02789/FUL

REF

Remove redundant horse shelters and stores and replace with a modern stabling

## **5.0 Constraints**

Listed Building	NO
Conservation Area	NO
Rural Area	YES
AONB	NO
Strategic Gap	NO
Tree Preservation Order	NO
South Downs National Park	NO
EA Flood Zone	NO
Historic Parks and Gardens	NO

## **6.0 Representations and Consultations**

### **6.1 Parish Council**

1. The size of the proposed stable does not meet British Horse Society (BHS) requirements as it is too big for the available land. BHS states two horses per hectare provided that good pasture management is employed, and the proposed stable is for two horses and a donkey.
2. The construction of the stable and the materials used are not suitable as the brick and block work to create the cavity wall could injure the animal if it kicks.
3. The Parish Council has concerns about the quality of the pasture and better conditions would be favourable.

### **6.2 CDC - Environmental Health Officer**

No comments with respect to contaminated land. All waste arising must be disposed of in accordance with current Waste Regulations. No bonfires should be lit at the site in order to avoid impacts on nearby residents.

### **6.3 CDC - Environmental Strategy**

Any lighting scheme for the site will need to take into consideration the presence of bats in the local area and the scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.

Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March - 1st October. If works are required within this time an ecologist will need to check the site before any works take place (within 24 hours of any work).

### **6.4 3 Third Party letters of objection have been received concerning the following:**

- a) The development is much too large (200 sq. m) as well as being in the wrong position in the field.
- b) Hedging is insufficient to hide development from local roads.

- c) Field land, fencing & hedging currently in bad state of repair & unable to support existing animals.
- d) Construction is too substantial just for stabling (block cavity wall). As the building is a replacement it should be like for like materials.
- e) Any future change of use must not be allowed.
- f) Parking is substantially restricted in Hambrook Hill North with none available along the private access road. On road parking would also potentially block emergency vehicles.
- g) Application states intention to accommodate 3 horses on site, which as the applicant doesn't own this number of horses, would suggest that she intends to run a livery business.
- h) These animals are never ridden or taken out of the field. The land is already over grazed and replacing the shelters with such a large unnecessary development will only increase this problem further.
- i) The driveway is owned by Mrs Wakeford of Nightingale Lane. The 3 households that use this drive only have a rite of passage across it; there is no right to park.
- j) Large series of buildings is not in keeping with the other stable and shelters in the area, overdevelopment of the site.
- k) Stables in the local area are of wooden design, block built stables could be developed further by the applicant into a dwelling.
- l) Would have appreciated some notice of this application from the council, owning the track to the proposed development and the land adjoining the applicant's field any potential development will impact me hugely.

#### Applicant/Agent's Supporting Information

The applicant in support of the proposal states:

- a) Resubmitted scheme in line with officer recommendations.
- b) The size of the block is no larger than the existing covered space, the only change is the configuration
- c) Regarding the queries as to need for cavity wall my horse has a tendency to kick. To preserve the walls they should be built with a cavity to the base of the stables only.
- d) No intention to create a livery. 1 horse is currently kept elsewhere and the intention is to bring it to the field. The donkey is not ridden but is a companion. The field has in the past had 2 no. horses and a pony residing there. While the grazing isn't excellent this is supplemented by hay and feed.
- e) I have a legal right of access to the lane in the deeds to my house and will not be using the site any differently than I have done for the past 19 years.
- f) Donkeys bray, the donkey has lived in the field for 9 years. The noise of animals should have been considered by anyone moving close to the site.
- g) Seems that the Authority, influenced by suspicious neighbours, is blocking an honest intent to tidy up a dilapidated site.

## **7.0 Planning Policy**

### The Development Plan

7.1 The Development Plan for Chichester District comprises the Chichester Local Plan: Key Policies 2014-2029 and all adopted neighbourhood plans. There is no adopted neighbourhood plan for Westbourne 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 45: Development in the Countryside  
Policy 55: Equestrian Development

### National Policy and Guidance

7.4 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.*

7.5 Consideration should also be given to paragraph 17 (Core Planning Principles) and sections 7 and 11 generally.

### **8.0 Planning Comments**

8.1 The main issues arising from this proposal are:

- i) Principle of development
- ii) Visual impact of the proposals on the character of the area,
- iii) The impact on the amenities of neighbouring properties,
- iv) Highway safety, and
- v) Other matters.

#### Assessment

- i) Principle of development

The application site lies in the countryside in an area where equestrian uses are common, and the site has been used for the keeping of horses for many years. Policy 55 of the Local Plan states that planning permission will be granted subject to a number of criterion including; the use being compatible with its surroundings, the proposal would not lead to the need for additional housing on the site, and the proposal would not result in the use of the most versatile agricultural land. Considering the existing use of the land for the keeping of horses and the private use connected with Stable Cottage (to the south) it considered that the proposal would be acceptable in principle in this location.

- ii) Visual impact of the proposals on the character of the area

8.2 The stables are proposed in place of previous stabling buildings and in an area characterised by the keeping of horses with other stables located in the vicinity. The existing buildings are dilapidated and in need of repair or replacement and do not contribute to the

visual amenities of the area. It is considered that the timber stabling buildings would not appear out of keeping with the character of the area or appear incongruous within their setting.

8.3 The scheme now under considered has been discussed with Officers prior to submission and whilst it was suggested that the equipment store may be reduced in size the applicant has submitted justification for the size of buildings as drawn. The stable buildings have been reduced considerably from the previously refused application, and significantly the roof has been reduced from 5.3m to 3.4m in height. The resulting building would be situated approximately 60m from West Ashling Road and its low profile and use of materials would be such that it would not be unduly prominent within the landscape. The boundary screening would further soften the impact of the building from the highway. Whilst visible from Hambrook Hill (North) the stable replaces existing structures and would sit within the context of the existing equestrian use of the site. As such it is not considered that the proposal would harm the rural character of the area or be detrimental to visual amenity.

iii) Impact on the amenities of neighbouring properties.

8.4 The closest neighbouring properties are located to the south, with Stable Cottage (within the ownership of the applicant) the closest dwelling, at a distance of approximately 17m. Adjacent properties are situated over 20m from the proposed stables. The proposal seeks to replace existing buildings on site with a single stabling building. The use of the site for the keeping of horses and the noise associated with this use would remain unchanged, with the increase in animals from two to three not resulting in any material change.

8.5 The proposal does not seek commercial use but seeks the continuation of the use in connection with Stable Cottage. It is considered the proposal would not significantly alter the existing use of the land and as such would not be detrimental to neighbour amenity. The separation distance between the stables and the dwellings to the south, and low profile of the stables is such that the replacement buildings would not be overbearing or result in development detrimental to the amenities of neighbouring residential properties.

iv) Highway Safety

8.6 The applicant advises in her letter submitted under cover of the agent's email dated 1st September, that she does not intend to use the stables for commercial use. The land is currently used for the keeping of horses and is proposed to remain in this use, all be it for an increase in the number of animals by one. The stable is situated a sufficient distance from the southern boundary and the vehicular access that a car and horse box could pull into the site clear of the private driveway and as such it is considered that the existing parking arrangement is suitable for the continuation of the personal use as proposed.

v) Other Matters

8.7 A number of objections have been raised regarding the proposed materials, in particular the use of cavity walls for the stable building. This has been addressed by the applicant as a requirement in order to strengthen the walls against a kicking horse. Furthermore concerns have been raised as to the suitability of the site for the keeping of horses due to its size and grazing quality. The applicant has confirmed that the horses are given additional food to supplement their diet and as such it is not considered a reason to justify refusal in this case.

Significant Conditions

8.8 A condition regarding samples of materials and finishes to be submitted for consideration, to ensure quality materials in this countryside location, is proposed. Conditions requiring the stables to be used in connection with the dwelling house and not for commercial purposes, as well as no external lighting permitted except for security lighting are also proposed.

### Conclusion

8.9 Based on the above it is considered the proposal complies with development plan policies and therefore the application is recommended for approval.

### Human Rights

8.10 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 | A01F Time Limit - Full          |
| 2 | B01G No Departure from Plans    |
| 3 | F01F Materials/Finishes         |
| 4 | N11F Stable - No Commercial Use |
| 5 | N12F Stable Waste - No Burning  |
| 6 | N13F Stable Waste               |
| 7 | N29F No external Lighting       |

## **INFORMATIVES**

- |   |   |
|---|---|
| 1 | W18G Written approval for detailed matters  |
| 2 | W44F Application Approved Without Amendment |
| 3 | W35G Wildlife and Countryside Act 1981      |

For further information on this application please contact Natalie McKellar on 01243 534734