

Agenda Item A6	Committee Date 20 April 2008	Application Number 09/00053/FUL
Application Site Brantholme Hasty Brow Road Slyne Lancaster Lancashire LA2 6AG	Proposal Erection of Stables	
Name of Applicant Mr Phil Rogerson	Name of Agent JMP Architects	
Decision Target Date 5 May 2009	Reason For Delay None.	
Case Officer	Andrew Drummond	
Departure	No.	
Summary of Recommendation	Approve with conditions.	

1.0 The Site and its Surroundings

1.1 The application site is situated within the extensive grounds of the substantial, detached residential property known as Brantholme, which is currently being redeveloped. The property and its grounds are slightly remote from neighbouring settlements being situated south of Hest Bank and south east of Slyne in an area of open countryside.

1.2 The site is accessed off Hasty Brow Road along a narrow country lane (named Townfield Lane) that continues up to the property's gates. Except for a few agricultural fields, the lane only serves Brantholme though it does continue down to the Lancaster Canal forming part of the local bridleway network. Once through the gates, a long, tree-lined driveway continues up the hill to the south elevation of the house. The application site is accessed off the southern end of this driveway.

The extensive grounds fall away to the west, south and east of the house, providing views not only over the site, but beyond. However, despite the site's elevated position, it is not very visible from neighbouring areas due to the mature trees that surround the house on 3 sides. It is only open on the western side, but even here the property and the application site are generally screened due to the local topography.

1.3 The site is in an area that is designated as both Green Belt and a Countryside Area. An area known as Reanes Wood is designated as a County Biological Heritage Site (BHS). The southern end of this nature conservation area falls to the east of Brantholme, but does not border the application site. There is also a Tree Preservation Order that protects the trees that surrounds Brantholme that accommodated the house and driveway.

2.0 The Proposal

- 2.1 The application seeks planning permission for a 'L' shaped stable block with a concrete yard and sand ménage within an undeveloped field which forms part of Brantholme's private grounds.
- 2.2 Due to the shape of the stable block, it would appear to be the same length (11.4m) when viewed from the north, east, south and west. The actual depth of the stables would be 3.65m with the overhang of the roof adding a further metre to the roof's depth to provide shelter to the internal sections of the stable block. The stables would measure 3.4m in height to the ridge of the shallow pitched roof and comprise 3 stables and 2 tack rooms. It is proposed to build the stables using asphalt shingle for the roof, and dark stained timber for the walls and doors. The rainwater goods would be in black UPVC. The sand ménage would measure 20m by 40m.
- 2.3 The stables would be accessed from Brantholme's driveway across a new concrete yard. A further concrete strip is proposed from the yard to the ménage. The total area of concrete proposed would measure about 190m². The distance from the site access to the local bridleway on Townfield Lane via the driveway is very short.
- 2.4 Though the proposal would be separated from the adjacent bridleway by a line of hedgerow, which forms the south boundary of the site, further landscaping is proposed to provide natural screening to the stables. The proposed landscaping scheme comprises 18 English oak trees. A timber post and rail fence is proposed to the north and west boundaries of the application site with the protected pine trees that line the driveway forming the east boundary.

3.0 Site History

- 3.1 Relevant, recent applications on this property are as follows:

Application Number	Proposal	Decision
08/00217/FUL	Alterations and extensions	Withdrawn
08/00566/FUL	Alterations and extensions	Approved
08/01020/FUL	Replacement dwelling	Approved
08/01360/FUL	Replacement garage building	Approved

4.0 Consultation Responses

- 4.1 The following responses have been received from statutory and internal consultees:

Consultees	Response
County Highways	No objection.
Parish Council	Comments not received at the time of compiling this report - comments will be reported verbally.
Environmental Health	No objection.
Tree Officer	Replanting (18 oak tree in the first planting season post-completion of the development) and tree maintenance regime is satisfactory. Proposals are generally satisfactory generally subject to conditions regarding the location and construction of barrier fencing (which must be inspected and approved by an arboriculturist prior to the commencement of any site activity); further details of additional protection measures to protect root systems of the pine trees; and no site fires permitted.

5.0 Neighbour Representations

- 5.1 No correspondence has been received at the time of compiling this report. Any comments subsequently received will be reported verbally.

6.0 Principal Development Plan Policies

6.1 National Planning Policy Guidance (PPG) 2 - Green Belts – states that the construction of new buildings inside a Green Belt is inappropriate unless it is for, amongst a few other categories of development, essential facilities for outdoor sport and outdoor recreation and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it. An example of such a facility includes small stables for outdoor sport and outdoor recreation. The visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt which might be visually detrimental by reason of their siting, materials or design.

6.2 Lancaster District Local Plan - adopted April 2004 – policies E2, E4 and R10 are relevant.

Policy E2 (Green Belt) - Development within the Green Belt will not be permitted except for agricultural/forestry purposes, essential facilities for outdoor sports and recreation, cemeteries and other uses which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it, or limited extension, alteration or replacement of existing dwellings.

Policy E4 (Countryside Area) – Development within the Countryside Area will only be permitted where it is in scale and keeping with the character and natural beauty of the landscape, is appropriate to its surroundings in terms of siting, scale, design materials, external appearance and landscaping, does not adversely affect nature conservation or geological interests and makes satisfactory access, servicing, cycle and car parking arrangements.

Policy R10 (Equestrian Development) - Equestrian development within the countryside will be permitted where it is appropriate in design terms to its surroundings, existing buildings on site are made use of wherever possible, the proposal does not have an unacceptable impact on rural roads and contains sufficient arrangements for access and parking, it does not have an adverse effect on nature conservation, best versatile agricultural land or any public rights of way, and it is located near an adequate network of bridleways / safe riding routes and close to existing settlements.

7.0 Comment and Analysis

7.1 Most development in the Green Belt is classified as inappropriate. However, depending on the use and size of the development, some proposals are deemed appropriate. The construction and use of small stables are specifically stated in national policy as being appropriate within Green Belt locations and as such in principle the proposal is appropriate.

7.2 In terms of the development's impact on the openness of the Green Belt, due to the local topography and the hedge-lined roads, the application site is only visible from the bottom of Townfield Lane and the some points along the raised residential road that runs parallel to the main highway known as Hasty Brow Road. It is proposed to construct the stables in the corner of the field which is partially screened by pine trees and hedgerow. This screening would be enhanced by the planting of 18 new oak trees. However, if in the near future the stables are no longer required, the land should be restored to its original state as an undeveloped site is by its very nature more open and more natural to its setting. A condition can be imposed to this effect.

7.3 It is also proposed to use materials that will help minimise the impact of the stables on its setting. The use of dark stained timber for the elevations and asphalt shingles for the roof covering will help make the stables appropriate to their surroundings. However, the large expanse of concrete and sand will look incongruous in this rural setting. As such, an alternative material should be used for the stable yard. Similarly the type and colour of material proposed for the ménage should be appropriate to its setting, and not such a stark contrast as tan coloured sand on its surroundings. Appropriate conditions can be applied to control these aspects of the development.

7.4 The proposed landscaping scheme is appropriate to its setting, and is acceptable to the Council's Tree Officer. The planting of these 18 trees will help naturally screen the stable block. Though it is not proposed to remove or lop any of the protected trees that line the driveway, the access to the stable yard is between 2 of these protected trees. It is therefore imperative that before any development commences that a root protection measure is agreed with the Council and then implemented by the applicant. This can be adequately conditioned.

- 7.5 The application site is easily accessible from the driveway of the residential house, the home of the applicant. By limiting the use of the stables to the residents of this property, the development will have virtually no impact on the local highway network as it will generate very few additional journeys. The application site's proximity to Townfield Lane, a public bridleway, is highly beneficial and in line with Local Plan policy.
- 7.6 In terms of nature conservation, the proposal is unlikely to have an adverse effect. However, it is important to protect the ecological interest that does exist in and around the site, and as such it is reasonable to restrict the use of artificial lighting. By not allowing the use of external illumination at the site, it will have the added benefits of preserving the rural amenity of the area and limiting the development's impact on its setting.

8.0 Conclusions

- 8.1 By controlling certain aspects of this development, any impacts on the local environment and the openness of the Green Belt can be minimised. It is therefore recommended that planning permission be granted subject to a number of conditions.

Recommendation

That Planning Permission **BE GRANTED** subject to the following conditions:

1. Standard 3 year consent
2. Development to accord with plans
3. Colour and type of material to used in the ménage shall be submitted to, and agreed in writing by, the local planning authority
4. Details of the material used to surface the yard shall be submitted to, and agreed in writing by, the local planning authority
5. The location and construction of the tree protection barrier fencing must be inspected and approved by the local planning authority prior to the commencement of any site activity in relation to the proposed development
6. Ground protection measures for the protected pine trees shall be submitted to, and agreed in writing by, the local planning authority and then be established in close proximity to the site access prior to the commencement of any site activity in relation to the proposed development
7. The proposed landscape proposals shall be planted in the first planting season post completion of the development and then maintained thereafter in accordance with the maintenance regime
8. No form of external illumination shall be provided to the stables, ménage and access
9. The stables shall be retained for the stabling of horses and storage of associated equipment and feed, and shall be for the private use of Brantholme's residents only. The stables shall not be separately occupied, sold, disposed of or otherwise let
10. Once constructed, in the event that the stables are not used for stabling for a period of 6 months, the stables and associated bases, the yard, the ménage and the fencing shall be removed and the area restored with a grass covering

Human Rights Act

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this report, the issues arising do not appear to be of such magnitude to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

Background Papers

None.