

Item No. 16

APPLICATION NUMBER	CB/17/02780/FULL
LOCATION	Ickwell Fields, Ickwell Road, Upper Caldecote, Biggleswade, SG18 9BS
PROPOSAL	Proposed Menage
PARISH	Northill
WARD	Northill
WARD COUNCILLORS	Cllr Mr Firth
CASE OFFICER	Lauren Rance
DATE REGISTERED	06 June 2017
EXPIRY DATE	01 August 2017
APPLICANT	Mr & Mrs Ben Maudlin
AGENT	Richard Beaty (Building Design) Limited
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Applicant related to Cllr Maudlin
	Full Application - Approval

Reason for Recommendation:

The principle of providing a menage for private use within the boundary of the farm is acceptable. The development would not result in an unacceptable impact on the character of the area, an adverse impact on the residential amenity of neighbouring properties or highway safety. Therefore subject to conditions, the proposed development is in conformity with Policy DM3 of the Core Strategy and Development Management Policies (2009) and The National Planning Policy Framework.

Site Location:

The site consists of a grass paddock within the wider setting of Ickwell Fields Stud Farm, located to the north of Ickwell Road, Upper Caldecote. The site lies outside the settlement envelopes of both Ickwell and Upper Caldecote.

The Application:

The application seeks planning permission for a menage with a timber post and rail fence and three lighting columns, 5 metres in height. The menage will measure 40 metres by 25 metres.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (March 2012)

Core Strategy and Development Management Policies - North 2009

CS14 High quality Development
DM3 High quality Development

- DM18 Equestrian Development
- DM14 Landscape and Woodland
- CS1 Development Strategy
- DM4 Development within and beyond settlement envelopes

Local Plan

The Council is currently consulting on its Regulation 18 Draft Local Plan for a period of eight weeks until Tuesday 29th August. The Draft Local Plan sets out how Central Bedfordshire will develop over the period to 2035. It identifies a range of homes and jobs to be provided, outlines the overarching strategy for growth and also sets out more detailed policies which will be used to determine planning applications. Taken together the Draft Local Plan will ensure that the growth we need is delivered in the right place, is of the right character and quality, and is delivered with the supporting roads, schools and services such as health, as well as retail, leisure and community facilities. Although the Plan itself is still at a relatively early stage of preparation and therefore the weight which can be attributed to individual policies is limited, it would be prudent to have regard to the Council's emerging strategy, and in particular the direction of travel of the Local Plan.

Relevant Planning History:

Case Reference	CB/14/04099/VOC
Location	Ickwell Fields Stud, Caldecote Road, Northill, Ickwell SG18 9EH
Proposal	Variation of conditions: Removal of Condition 6 (occupancy) of outline planning permission. MB/98/0005/OUT. Outline application, erection of detached dwelling for use with existing stud farm (all matters reserved).
Decision	VOC- Granted
Decision Date	17/12/2014

Case Reference	MB/98/01787/RM
Location	Ickwell Fields Stud, Caldecote Road, Northill, Ickwell, SG18 9EH
Proposal	RESERVED MATTERS: ERECTION OF DETACHED DWELLING FOR USE WITH EXISTING STUD FARM (EXCEPT LANDSCAPING)
Decision	Reserved Matters- Granted
Decision Date	16/02/1999

Case Reference	MB/98/00005/OA
Location	Ickwell Fields Stud, Caldecote Road, Northill, Ickwell, SG18 9EH
Proposal	OUTLINE APPLICATION ERECTION OF DETACHED DWELLING FOR USE WITH EXISTING STUD FARM (ALL MATTERS RESERVED)
Decision	Outline Application - Granted
Decision Date	25/08/1998

Consultees:

Northill Parish Council
Environment Agency

Recommend for approval
We have no objection to this application. However, please consult the IDB as the flood risk to this site is within their jurisdiction.

SuDS Management Team

We consider that planning permission could be granted to the proposed development with the following recommendation;

- The fencing should allow the free flow of water in and out, but should prevent the contents of the menage entering the watercourse, particularly after a flood event. For instance the lower bar to ground level could have a slated wood/welded wire infill with the spacing of the gaps being small enough to prevent contents escaping, acting like a sieve.

Drainage Board

Principles of flood risk assessment are acceptable, however applicant needs to provide demonstrate that surface water will be discharged at greenfield run off rates.

Please also note that the watercourse on the boundary of, or passing through this site is under statutory control of the Board. In accordance with the Board's byelaws, no development should take place within 7 metres of bank top, without the Board's prior consent, this includes any planting, fencing or other landscaping.

Any planning consent given should be conditional on the means of surface water disposal being agreed prior to commencement of the main works.

Revised comments following further information supplied by the agent:

The board accepts the principle of the Flood Risk Assessment and providing there is to be both no change to the existing storm water drainage arrangements and no increase in the impervious area of this site the Board will offer no objections to this development.

The site is in Flood Zone 3a. The menage must be constructed as shown on the sectional drawing. "Ickwell Fields Menage" to ensure no change to surface water run-off rates. Ground levels must not be raised above existing levels.

Pollution

No response

Other Representations:

Neighbours

No response

Determining Issues:

The main considerations of the application are;

1. Principle of Development

- 1.1 The proposed development lies outside any settlement envelope. Policy DM4 states that development beyond settlement envelopes shall only be permitted as long as it does not cause harm to the character and appearance of the area, and is appropriate within its setting. The policy makes clear that new development should reflect the scale of the settlement in which it is located and that it should complement the surrounding pattern of development. Further to this careful consideration must be given to the criteria set out in Policy DM3 (High Quality Development) of the Central Bedfordshire Core Strategy and Development Management Policies (2009), which also states that development must be appropriate in its scale and design within its setting, and must respect the amenity of surrounding dwellings.
- 1.2 Policy DM18 states that horse-related facilities and small extensions are permitted within a countryside setting as long as it does not interfere with neighbouring residents and respects the rural setting and landscape. Therefore, as long as it conforms to the criteria set out in the Core Strategy and Development Management Policies (2009) it is acceptable.
- 1.3 The proposed site sits in Flood Risk Zone 3a. The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. The proposed development of the menage is considered an Amenity Open Space under the Flood Risk and Vulnerability Classification within the NPPF (2012). The menage only includes a post and rail fence and three lighting columns as above ground structures and there is no change in ground level and it will only provide amenities for the existing owners. Using the classification within the NPPF both the existing use and the proposed use will constitute water compatible land uses. Therefore the proposed development will maintain the existing greenfield run off rates and there is no vulnerability to the development in terms of flooding.
- 1.4 The proposed site is located to the rear of the dwelling house and is within a rural setting, with existing paddocks and stables for the owners horses. There is no additional flood risk from the development and therefore the principle of a menage within this setting is acceptable.

2. Character and Appearance of the Area

- 2.1 An equestrian use of the land already exists and Policy DM18 supports equestrian development subject to various criteria including consideration of the design, scale, siting and use of materials, which should respect the rural setting. The proposed menage is set back from Ickwell Road and behind a detached dwelling house, and other paddock land designated for equestrian use and so will only be partially visible from the highway and public realm. The proposed fence is in keeping with structures already present on the site and surrounding fields. No trees or hedgerows will be lost in order to carryout the proposal and the current site is a grass paddock used to exercise horses. Therefore it is considered that the application is in accordance with Policy DM14 of the Core Strategy and Development Management Policies (2009) which sets out to conserve and enhance the rural setting.

2.2 It is considered that the proposed development would not cause harm to the character and appearance of the area, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009).

3. Amenity and Living Conditions of Occupiers of Neighbouring Dwellings

3.1 Due to the location of the Stud farm within a rural setting, it is considered that there is no unacceptable impact to any neighbouring dwellings.

4. Equality and Human Rights

4.1 Based on information submitted there are no known issues raised in the context of Human Rights/ The Equalities Act 2010 and as such there would be no relevant implications.

Recommendation:

That Planning Permission be **GRANTED**.

RECOMMENDED CONDITIONS / REASONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 15.05.22, 15.05.21, 15.05.OSmap, CBC/001 and CBC/002.

Reason: To identify the approved plan/s and to avoid doubt.

INFORMATIVE NOTES TO APPLICANT

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

2. Will a new extension affect your Council Tax Charge?

The rate of Council Tax you pay depends on which valuation band your home is placed in. This is determined by the market value of your home as at 1 April 1991.

Your property's Council Tax band may change if the property is extended. The Council Tax band will only change when a relevant transaction takes place. For example, if you sell your property after extending it, the new owner may have to pay a higher band of Council Tax.

If however you add an annexe to your property, the Valuation Office Agency may decide that the annexe should be banded separately for Council Tax. If this happens, you will have to start paying Council Tax for the annexe as

soon as it is completed. If the annexe is occupied by a relative of the residents of the main dwelling, it may qualify for a Council Tax discount or exemption. Contact the Council for advice on **0300 300 8306**.
The website link is:

<http://www.centralbedfordshire.gov.uk/council-tax/bands/find.aspx>

3. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website www.centralbedfordshire.gov.uk.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

DECISION

.....
.....