

Item No. 10

APPLICATION NUMBER	CB/18/02303/FULL
LOCATION	Water Lane Farm, Biggleswade Road, Upper Caldecote, Biggleswade, SG18 9BP
PROPOSAL	Proposed Stable Block
PARISH	Northill
WARD	Northill
WARD COUNCILLORS	Cllr Mr Firth
CASE OFFICER	Lauren Rance
DATE REGISTERED	14 June 2018
EXPIRY DATE	09 August 2018
APPLICANT	Maudlin G J & Sons
AGENT	Richard Beaty (Building Design) Limited
REASON FOR COMMITTEE TO DETERMINE	Applicant is related to Cllr Maudlin
RECOMMENDED DECISION	Full Application - Approval

Reason for Recommendation:

The principle of the construction of a new stable block within Water Lane 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), Policy HQ1 of the emerging Local Plan and The National Planning Policy Framework.

Site Location:

The application site comprises a collection of agricultural barns and farmhouse which are surrounded by open agricultural land and paddocks. The site is located to the south of the settlement of Upper Caldecote and is accessed via Waterman Lane to the north of the site. The site is outside the settlement envelope of Upper Caldecote.

The Application:

The application seeks planning permission for a stable block, to include a feed store, located to the south of the site.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (July 2018)

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

Central Bedfordshire Local Plan - Emerging

The Central Bedfordshire Local Plan has reached submission stage and was submitted to the Secretary of State on 30 April 2018.

The National Planning Policy Framework stipulates that from the day of publication, decision-takers may also give weight to relevant policies in emerging plans unless material considerations indicate otherwise.

The apportionment of this weight is subject to:

- the stage of preparation of the emerging plan;
- the extent to which there are unresolved objections to relevant policies;
- the degree of consistency of the relevant policies in the emerging plan to the policies in the Framework.

Reference should be made to the Central Bedfordshire Submission Local Plan which should be given limited weight having regard to the above. The following policies are relevant to the consideration of this application:

HQ1 High Quality Development
 SP7 Development within settlement envelopes
 DC4 Equestrian Development

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

Relevant Planning History:

Case Reference	CB/17/06001/FULL
Location	Water Lane Farm, Biggleswade Road, Upper Caldecote, Biggleswade, SG18 9BP
Proposal	The construction of two agricultural barns
Decision	Full Application - Granted
Decision Date	06/03/2018

Case Reference	CB/16/01768/FULL
Location	Water Lane Farm, Biggleswade Road, Upper Caldecote, Biggleswade, SG18 9BP
Proposal	Conversion of farm offices to dwelling
Decision	Full Application - Granted
Decision Date	30/06/2016

Consultees:

Northhill Parish Council	Support the application
Right of Way	No objection
Drainage Board	No comment
Pollution	No objection subject to conditions

Other Representations:

Neighbours	No response from site notice.
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Considerations

1. Principle of Development

- 1.1 Upper Caldecote is identified in Policy CS1 of the Core Strategy and Development Management Policies (2009) as a large village. The proposed development lies outside the settlement envelope of Upper Caldecote.
- 1.2 Policy DM4 and Policy SP7 of the emerging Local Plan state 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.

2. Character and Appearance of the Area

- 2.1 An equestrian use of the land already exists with stables already located on the site and Policy DM18 and Policy DC4 of the emerging Local Plan support 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 stables building would be located to the southern side of the site and would not be visible from Water Lane. Due to the numerous barns and buildings on the site as well as established hedgerows and trees the proposed stable block would not be particularly visible from the public realm and what could be seen would match those of the barn-style outbuildings and would appear subservient to them. Public footways run near to the site, but due to the good separation and existing vegetation running along the boundaries of the site, there would be no impact to the right of way and views of the stables would be limited.
- 2.2 There is an existing stable on site but due to its close proximity to the dwelling and the noise created overnight new stables have been proposed further away from the dwellings. The existing stable block would be used for storage once the proposed stables are constructed. The materials used for the new stables match that of the existing stables and other agricultural buildings and the proposed siting of the stables is on an area of hardstanding and cut grass within the site. The stables are for private use and would not increase the number of horses currently kept on site. Therefore with a history of equine activity on the site, the new stables would not appear out of character.

- 2.3 Given this siting of the stables, the landscape screening and the nature of the proposal which is considered to be acceptable within such a rural, countryside location the proposal would not result in any undue detrimental impact on the character or appearance of the area. It is therefore in accordance with policies in the Core Strategy and Development Management Policies Document dated 2009, the NPPF and Policy HQ1 and Policy DC4 of the emerging Local Plan.

3. Impact to Neighbouring Dwellings

- 3.3 Due to the location of the proposed stables to the rear of the site and in rural surroundings, as well as the good separation between the development and the surrounding neighbouring properties, it is considered that there would be no unacceptable impact from the proposal.

4. Other Considerations

4.4 Human Rights and Equality Act issues:

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 17.43.101A and 17.43.OSmap

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. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the National Planning Policy Framework (NPPF) and the Core Strategy for North Central Bedfordshire.

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

The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

DECISION

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