

Item No. 13**SCHEDULE C**

APPLICATION NUMBER	CB/10/00681/FULL
LOCATION	Land At, Speedsdairy Farm Road, Beadlow
PROPOSAL	Full: Change of use from agricultural land to paddocks for the keeping, grazing and exercising of horses, including the erection of five stables and menage and ancillary works including vehicular access and track and manure storage.
PARISH	Campton/Chicksands
WARD	Maulden and Clophill
WARD COUNCILLORS	
CASE OFFICER	Mary Collins
DATE REGISTERED	08 February 2010
EXPIRY DATE	05 April 2010
APPLICANT	Mr P Bland and Mr I Ratclife
AGENT	Anthony Planning Services Ltd
REASON FOR COMMITTEE TO DETERMINE	The application (or matter) is made by or on behalf of or involves in any capacity any Member or Officers of the Council. One of the Objectors is a Council Officer.
RECOMMENDED DECISION	Full Application - Granted

REASON FOR COMMITTEE TO DETERMINE**Site Location:**

The site is currently an agricultural field which is ploughed and comprises an undulating field. The field lies on the lower slope of the Greensand Ridge and on the edge of the Flit Valley. The site lies to the east of Clophill and is situated on the north side of the bridleway, off Shefford Road Clophill which serves Speedsdairy Farm and the residential barn conversion.

The Application:

Planning permission is sought for the change of use from agricultural land to paddocks for the keeping, grazing and exercising of horses, including the erection of five stables and menage and ancillary works including vehicular access and track and manure storage.

RELEVANT POLICIES:**National Policies (PPG & PPS)**

PPS 5 Planning for the Historic Environment
PPS 7 Sustainable Development in Rural Areas

Regional Spatial Strategy

East of England Plan (May 2008)

Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)

Bedfordshire Structure Plan 2011

None

Core Strategy and Development Management Policies, Central Bedfordshire (North), November 2009

DM3 - High Quality Development

CS15 - Heritage

CS16 - Landscape and Woodland

DM13 - Heritage in Development

DM14 - Landscape and Woodland

DM18 - Equestrian Development

Planning History

None

Mid Bedfordshire District Landscape Character Assessment Final Report August 2007

Representations: (Parish & Neighbours)

Campton and Chicksands PC Concerns regarding future development and impact on the adjacent listed building and nature reserve.
Adj Occ Two letters of objection received from occupiers of 6 The Old Dairy, Beadlow

Impact on open countryside and landscape character
Increase in traffic, on track parking, erosion of landscape verges
Precedent of this proposal on the surrounding area
Contrary to local and national planning policy.

Consultations

Public Protection No comments
Archaeology The proposed development lies adjacent to the site of the Benedictine Priory of Beaulieu (HER 813) and within a documented medieval archaeological landscape that includes the exceptionally rare Gilbertine House at Chicksands (HER 375 and SM 93). Consequently this is an area of archaeological significance.

Beaulieu Priory was founded in the middle of the 12th century and remained a small cell until the middle of the 15th century

when it was dissolved due to poverty. Limited archaeological excavation in the 1960s established the presence of wall foundations made from sandstone and produced decorated floor tiles and tracery carved from Totternhoe stone. Further archaeological work in 2005 produced evidence for medieval occupation in the general vicinity of the Priory.

The proposed development is likely to have an impact on archaeological deposits, possibly relating to the medieval religious house of Beaulieu.

Additional information received to be able to fully assess the impact this might have on any surviving archaeological deposits and to work out an appropriate mitigation strategy. Recommend condition is attached.

Ramblers'
Association

No objection provided Right of Way CH5 bordering the southern edge of the site is not obstructed by any work that takes place

Application
advertised 12/03/10

No response received

Site Notice posted
05/03/10

No response received

Determining Issues

The main considerations of the application are;

1. Principle
2. Neighbouring Amenity
3. Other issues

Considerations

1. Principle

The proposal is acceptable in principle in accordance with Policy DM18 of the Core Strategy and Development Management Policies, Central Bedfordshire (North), November 2009 which states.

- The proposals should be closely related to the bridleway network and should not have an adverse impact on bridleways.
- New freestanding stables should be well screened from the surrounding countryside and should not interfere with the amenities of adjoining residents.
- New buildings for indoor equestrian use should be located adjacent to existing buildings.
- Any proposals for equestrian development including jumps, schooling areas and new buildings/extensions will be considered in the context of the Landscape Character Assessment.
- Their design, scale, siting and use of materials should respect the rural setting.

Proposals for larger scale private or commercial enterprises (comprising 10 horses or more) should demonstrate the sustainable nature of their location by

means of a traffic impact assessment.

2. Visual Impact

The proposal must be considered against the context of the Landscape Character Assessment and the landscape value of the area.

The site is located at a discernible transition between two landscape character areas, as described in the Mid Bedfordshire Landscape Character Assessment, with the Mid Greensand Ridge rising to the north from the Flit Greensand Valley. The LCA describes the current condition of the two landscape character areas as having declined and identifies landscape strategies to conserve, enhance and renew landscape character.

The site is located within open arable fields with views from the north, east and west, and longer views from the more elevated ground of the Mid Greensand Ridge to the north west onto the local site area.

The local area and surrounding countryside offers a good network of footpaths and bridleways including the Greensand Ridge national trail to the north of the site, and are well used for short and long distance walks and rides.

The extension of paddocks and buildings to the north onto the rising Mid Greensand Ridge would have a visual impact on local landscape character and amenity.

The land is to be subdivided into five paddocks with a central access track serving all the paddocks running through the middle of the site. The access track will be mainly left as grass with the junction with the bridleway grass reinforced by using 'geo-web' technology.

Each paddock will have one stable building. The stables are to be pre-fabricated units with a footprint of 3.7 by 3.7 metres and are 2.1 metres to the eaves and 2.8 metres to the ridge. The stables are to be left with a natural finish which should weather to a silvery finish. The stables are small and due to their scale are unlikely to be visually intrusive in the landscape. It is considered that given their size and their siting close to the boundaries of the new paddocks on which indigenous hedgerows are to be planted, that they can be adequately screened.

Towards the middle of the site, a menage is proposed and this will have hedgerow planting to its north western, south western boundaries. Next to the menage a parking area is proposed. It is considered that an area is required for the parking of horse boxes and to enable them to turn within the site. However the permanent parking and storage of horse boxes on this area may have a visual impact and therefore it should be screened by landscaping.

The Greensand Ridge and the application site are visible from the A507. There will be distant views of the stables from the A507

The application site is currently partially screened from view by a line of *leylandii* planted on the opposite side of the bridleway and this will hide views of the paddocks from the south west. However there will be distance views of the site when travelling along the A507 from west to east.

The landscape of the area will be changed by the subdivision of the land. However, the enclosure and subdivision of land does not require planning permission and the erection of two metre high fence and hedgerow planting can be undertaken without planning permission. The post and rail style of fencing proposed to the boundaries of the paddocks is appropriate for the rural location. The land is currently in agricultural use and the nature of the land could change depending on what is cultivated or kept on the land. Agricultural permitted development rights also currently applicable to the land and it is considered that the erection of agricultural buildings could result in a greater visual impact on the landscape character than the stable buildings due to the potential for large footprint and height.

It is considered that subject to adequate landscape mitigation to screen views to the site and successfully integrate development within the surrounding landscape setting that the proposal is acceptable.

2. Neighbouring Amenity

The stables are considered to be sufficiently separated from neighbouring residential properties not to result in a detrimental loss of amenities properties

3. Highways and other issues

Policy DM18 of the Core Strategy and Development Management Policies, Central Bedfordshire (North), November 2009 states that proposals for larger scale private or commercial enterprises (comprising 10 horses or more) should demonstrate the sustainable nature of their location by means of a traffic impact assessment.

The applicant has confirmed that the proposed paddocks will not accommodate anymore than 9 horses at the very most.

The British Horse Society (BHS) has published guidance, attached, that suggests that one horse should be accommodated per 1-1.5 acres of paddock. The area of land proposed to be used as paddock equates to 8.95 acres (excluding the access track and menage). Paddocks 1 and 5 are approximately 2 acres in area, the remaining paddocks, 2, 3 and 4, are approximately 1.65 acres in area, these areas permit, under the BHS guidance, the following number of horses per paddock;

Paddock 1, 2.0 acres which permits 2 horses.
Paddock 2, 1.65 acres which permits 1 horse.
Paddock 3, 1.65 acres which permits 1 horse.
Paddock 4, 1.65 acres which permits 1 horse.
Paddock 5, 2.0 acres which permits 2 horses.

The above appraisal of paddock area permits a maximum of 7 horses, 9 at the very most, according to the British Horse Society guidance.

It is considered that in this instance a Transport Assessment is not required. The Applicant has offered to accept a condition restricting the number of horses kept on the site to 9.

Highways

The applicant has sent a revised plan showing an altered layout to the site with parking and turning suitable for horse boxes and a smoother alignment to the internal access way along with a visibility splay from the access of 2.4m x 70.0m.

The applicant has also confirmed that the site will be for private use and not commercial use. However the applicant still provided details of a speed survey for visibility requirements at the junction of Revits/Bevis Lane with Shefford Road as at a future date he may wish to sell one or more of the paddocks. The speed survey figures equate to a 'y' distance of 145.0m to the west (towards Clophill) and a 'y' distance of 89.0m to the south (towards A507). The 'x' distance of 2.4m remains unchanged. The required splay is achievable to the south but towards the west due to the vertical alignment of the road this may not be possible. Highways are to take some measurements on site to see if the splay is possible. The results of this will be reported to the committee on the Late Sheet.

There are no objections on highway grounds to the proposal as shown on revised plan 3005/1005B. If however the applicants wish to pursue commercial use there may be an issue at the junction with Shefford Road. As such it is considered that the use of the stables and paddocks will be conditioned to be private use only at this stage.

Revits/Bevis Lane is only part publicly maintained and the proposal takes access from the private part of the Lane. It is recommended that the visibility splay be included at the proposed access with Revits/Bevis Lane and measure 2.4m x 70.0m prior to the access being brought into use as indicated on the revised drawing 3005/1005B.

Conclusion

In light of the above considerations it is recommended that planning permission be Granted.

Reasons for Granting

The proposal is in conformity with Policy DM18 of the Core Strategy and Development Management Policies, Central Bedfordshire (North), November 2009 as it is closely related to the bridleway network and does not have an adverse impact on the bridleway; the design, scale, siting and use of materials respect the rural setting and the stables can be screened from the surrounding countryside and do not interfere with the amenities of adjoining residents. The proposal is not considered to be harmful. It is also in accordance with Policy DM13 as it safeguards archaeological remains. It is also in accordance with Planning Policy Guidance: PPS7: Sustainable Development in Rural Areas and PPS 5: Planning for the Historic Environment.

Recommendation

That Planning Permission be Granted subject to the following:

- 1 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

2 Excavation works required in association with the development hereby permitted shall not exceed the depths specified below:

- Any service trench excavated to allow for the provision of water and electricity to the stables shall be excavated to a depth no greater than 100mm.
- The menage shall only be constructed in accordance with drawing number 3005/101A and will not involve any ground reduction.
- The access track will only be constructed in accordance with drawing number 3005/1003B and any associated excavation works will not exceed a maximum depth of 150mm.
- The foundations for the manure stores and stables will be laid upon the existing ground surface and any groundworks to create a level base for the structures will only be excavated to a maximum depth of 150mm.
- The landscaping scheme will involve the planting of whips and saplings only to a maximum depth of 150mm.

Reason: To safeguard any archaeology that may exist on the site in accordance with PPS 5 Planning for the Historic Environment.

3 Full details of soft landscaping including screen planting to each stable, to the menage and parking area, to the perimeters of each paddock and to the north eastern, north western and southern boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority.

These details shall include:

- planting plans, including schedule of size, species, positions, density and times of planting;
- cultivation details including operations required to establish new planting;
- details of existing trees and hedgerows on the site, indicating those to be retained and the method of their protection during development works.

The development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the landscaping is carried out within a reasonable period in the interest of the visual amenities of the area.

4 The scheme approved in Condition 3 shall be carried out by a date which shall be not later than the end of the full planting season immediately following the commencement of the development..

Thereafter the planting shall be adequately maintained for a period of five years from the date of planting. Any of the trees or shrubs or both which die or are removed, or which become severely damaged or seriously diseased (during the said period of five years) shall be replaced with trees or shrubs or

both, as the case may be, of similar size and species to those originally required to be planted and the same shall be maintained until properly established.

Reason: In order to ensure that the planting is carried out within a reasonable period in the interest of the visual amenities of the area.

- 5 Prior to the vehicular access hereby approved being brought into use, a visibility splay as indicated on the revised drawing 3005/1005B shall be included at the proposed vehicular access with Revist/Bevis Lane measuring 2.4m x 70.0m.

Reason: To provide adequate visibility and to make the access safe and convenient for the traffic which is likely to use it.

- 6 The development hereby permitted shall be used only as private, non-commercial stabling and for no other purpose and no more than 9 horses may be stabled/kept on the land at any one time.

Reason: The applicant has stated that the stables and paddocks are for private use and to prevent the stables from being used for commercial purposes without due consideration of the impact of an intensified use of the junction with the Shefford Road.

- 7 The applicant shall submit in writing for approval by the Local Planning Authority details of any external lighting to be installed at the premises. All external lighting installed at the premises shall be in accordance with the approved details.

Reason: To prevent any adverse impact on the surrounding countryside by light or glare arising from any external lighting.

- 8 Any jumps shall be constructed of natural materials and shall not be painted.

Reason: To ensure there is no adverse impact on the surrounding countryside.

Notes to Applicant

- 1. Right of Way CH5 bordering the southern edge of the site must not be obstructed by any work that takes place

DECISION

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