

Item No. 11

SCHEDULE C

APPLICATION NUMBER	CB/10/02284/FULL
LOCATION	Land at Caldecote House Farm, The Green, Upper Caldecote, Biggleswade SG18 9BX
PROPOSAL	Full: Change of use of agricultural land to horse pasture land with associated stable block and store (retrospective).
PARISH	Northill
WARD	Northill and Blunham
WARD COUNCILLORS	Cllr C Maudlin & Cllr T Turner
CASE OFFICER	Dee Walker
DATE REGISTERED	05 July 2010
EXPIRY DATE	30 August 2010
APPLICANT	G.J Maudlin & Sons
AGENT	Richard Beaty, Building Design Ltd
REASON FOR COMMITTEE TO DETERMINE	Applicant is related to Cllr Caroline Maudlin
RECOMMENDED DECISION	Full Application - Granted

Site Location:

The site is located at land to the rear of Caldecote House Farm in Upper Caldecote. The application site is located and surrounded by land under the ownership of the applicant. The site consists of a grazing paddock with a stable block to the northern boundary. Although there are residential properties in close proximity to the site, the surrounding area is mainly agricultural use.

The Application:

The application seeks retrospective permission for the use of the land to graze horses and the retention of the stable block.

RELEVANT POLICIES:

National Policies (PPG & PPS)

- PPS1 Delivering Sustainable Development (2005)
- PPS 7 Sustainable Development in Rural Area (2004)

Regional Spatial Strategy

- East of England Plan (May 2008)
- Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)

Bedfordshire Structure Plan 2011

N/A

Central Bedfordshire Core Strategy and Development Management Policies 2009

Policy DM18 Central Bedfordshire Adopted Core Strategy and Development Management Policies (2009)

Supplementary Planning Guidance

None

Planning History

None relevant to this application site

Representations: (Parish & Neighbours)

Northhill Parish Council	No comments received to date, any response to be reported on late sheet
Adjacent Occupiers	No comments received to date, any response to be reported on late sheet

Consultations/Publicity responses

Public Protection Team	No objection subject to conditions being attached to any consent granted
Site Notice Posted	22.07.2010

Determining Issues

The main considerations of the application are;

1. The effect on the character of the area
2. The impact that the proposal will have on the residential amenity of neighbouring properties
3. Any other implications of the proposal

Considerations

1. Effect on the Character and Appearance of the Area

The site is located within an agricultural holding with the main farm buildings to the north. The use of the land for the grazing of horses is considered acceptable in visual terms as the site is in close proximity to neighbouring grazing land and as such will not look out of character with the area.

The stable block is located nearby to one of the farms large agricultural outbuildings. The stables itself have been constructed in timber boarding and therefore are in keeping with the character and appearance of this rural area.

Overall, it is considered that the development does not have an adverse impact on the character and appearance of the area.

2. Impact of the Proposal on the Residential Amenity of Neighbouring Properties

Although the site is bound on all sides by land under the ownership of the application, some properties along Hitchin Road back onto the farm land.

Due to the location of the stable block, nos. 41 and 43 Hitchin Road are the closest properties. However, there is still at least 45.0m physical distance. Therefore the use of the land and the stable block would not have any adverse impact on the residential amenity of the neighbouring properties by reason of overbearing impact, loss of light or privacy. Any activity on the land is likely to be no more than would be expected within a rural area.

3. Any Other Implications

The Public Protection Team were consulted on the application and although they raise no objection they have recommended conditions be attached to any consent granted to secure details of the storage and disposal of manure and to stipulate the non-commercial use of the stables.

Reasons for Granting

In conclusion, the scheme by reason of its site, design and location would not harm the character and appearance of the area or have an adverse impact on the residential amenity of neighbouring properties. As such the proposal is in conformity with Policy DM18 of the Central Bedfordshire Adopted Core Strategy and Development Management Policies 2009; Planning Policy Statement 1 (2005) and Planning Policy Statement 7 (2004). It is therefore considered **acceptable** and that planning permission should be granted subject to conditions.

RECOMMENDATION

APPROVE retrospective Planning Permission for the application set out above subject to the following condition(s):

- 1 Details of the storage and disposal of manure and the location of any manure storage area shall be submitted to and approved in writing by the Local Planning Authority within 28 days of the date of this permission. Manure shall be stored and disposed of strictly in accordance with the approved details.**

Reason: In the interest of neighbouring and to prevent pollution of the environment.

- 2 No manure shall be burnt on site.**

Reason: To safeguard the amenities of occupiers of nearby properties.

- 3 The development hereby permitted shall be used only as private, non-commercial stabling and for no other purpose.

Reason: To prevent the stable from being used for commercial purposes to the detriment of the locality.

DECISION

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