
Delegated report Officer: Katie Moriarty

Application ref. DMPA/2019/0837

Replacement of timber stabling with new stabling together with nominal layout change to facilitate phased replacement and additional stables, provision of a second menage and adaptations to entrance drive route (no highway exit change - existing head to be used) at Buckford Lane Livery, Stenson, Derby, DE73 7FW

Valid date: 16/08/2019

Consults expired: 30/09/2019

EIA development? No

This decision is delegated to officers under the terms of the current Scheme of Delegation.

Relevant planning history

9/2019/0424 – The erection of a rural workers dwelling with associated works - Awaiting decision.

Responses to consultations and publicity

County Highways Authority –The office rentals have now been removed from the application and the proposal is for the replacement of the existing stables and additional stabling. No objections have been raised by the County Highways Authority as the proposed stables would be consistent with the current use at the site.

Environmental Health Officer – No comments have been received.

Environment Agency – The proposed site falls outside of flood zones 2 and 3 and the Environment Agency would therefore, not make a formal comment on the application.

No responses received to publicity of the application.

Relevant policy, guidance and/or legislation

The relevant policies are:

- 2016 Local Plan Part 1 (LP1): S1 (Sustainable Growth Strategy), S2 (Presumption in Favour of Sustainable Development), S6 (Sustainable Access), E7 (Rural Development), SD1 (Amenity and Environmental Quality), SD2 (Flood Risk), BNE1 (Design Excellence) and INF2 (Sustainable Transport).
- 2017 Local Plan Part 2 (LP2): SDT1 (Settlement Boundaries and Development) and BNE5 (Development in Rural Areas).

National Guidance

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

Local Guidance

- South Derbyshire Design Guide Supplementary Planning Document (SPD)

Planning considerations

In taking account of the application documents submitted (and supplemented and/or amended where relevant) and the site and main issue(s) central to the determination of this application is/are:

- Principle of Development;
- Visual Impact; and
- Impact on Amenity.

Planning assessment

Principle of Development

The site is located within the open countryside outside of a designated settlement boundary. The site is currently used as a livery yard for the keeping and stabling of horses with a large area of land used for the grazing of horses. The proposal seeks consent to demolish the existing stables and to rebuild them with the creation of four additional stables and a larger feed room and drying area as well as the creation of an additional manage next to the existing one. The proposed stables would occupy the same position as the existing stables and would be roughly the same footprint and height as the existing stables.

Policies E7 and BNE5 of the Local Plan support the agricultural diversification of a site within the open countryside subject to the inclusion of a suitable business case and provided that the proposed use would be essential to a rural based activity. In this particular application, the use of the site and land for equestrian uses has already been established but consent is sought for the erection of the additional stables and the rebuilding of the existing stables, as well as the proposed manage.

The keeping and stabling of horses would be dependent on being within a rural based location. Details have been provided by the applicant that demonstrates that the additional stables and rebuilding would be necessary for the growth and improvement of the existing rural based business. The site is an established livery yard and the proposed works would largely replace and improve the existing stabling with the creation of a few additional stables. On the basis of this, it is considered that the rural based business is established at the site and that the proposed works would be considered suitable in principle and consistent with policies E7 and BNE5 by virtue of the existing business and existing stable provision at the site. This is provided that there would be no harmful visual impact at the site.

Visual Impact

The existing stables are of a timber construction and the proposed stables would be constructed out of block work with the existing stable doors to be reused. This would be consistent with the built form of the immediate neighbouring buildings at the site. The proposed stables are single storey and would occupy the same position as the existing stables and would be similar in terms of size, mass and form as the existing stables. It is considered that the phased rebuilding of the existing stables in the same position and the creation of the additional stables would have a lesser visual impact than the erection of the new stables in a new location and the demolition of the existing stables at a later date. The proposal would therefore, comply with the principles of policies BNE1 and BNE5 of the Local Plan.

The proposed manage would not be floodlit and would be bounded by planted hedgerow. The manage would be positioned adjacent to the existing one and would be largely obscured from the wider area by mature hedgerow. It would therefore, be considered that the proposed manage would not have a dominant appearance and would not have a detrimental visual impact within the open location. On the basis of this, the proposed manage would comply with policies BNE1 and BNE5 of the Local Plan.

Impact on Amenity

The proposed works would largely be to replace the existing stables that serve the existing business at

the site, with the exception of additional stables and a further manage. Whilst there have been no comments received from the Environmental Health Officer, it is considered that the proposed works would have a comparable impact to the existing nature of the site and would be considered to be a suitable rural based activity in a countryside location and would be consistent with policies SD1 and BNE5 of the Local Plan.

Recommendation

Approve with Conditions

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above, noting that conditions or obligations have been attached where meeting the tests for their imposition. Where relevant, regard has been had to the public sector equality duty, as required by section 149 of the Equality Act 2010 and to local finance considerations (as far as it is material), as required by section 70(2) of the Town and Country Planning Act 1990 (as amended), as well as climate change, human rights and other international legislation.

Recommendation made:	17/10/2019
Report agreed:	18/10/2019
Authorised officer:	Richard Stewart
