

Parish: Newton-on-Ouse
Ward: Easingwold
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Committee Date : 18 August 2016
Officer dealing : Mr Andrew Thompson
Target Date: 18 August 2016
Date of extension of time (if agreed): 22 August 2016

16/01323/FUL

**Change of use of agricultural land to equestrian and the formation of an all-weather private equestrian arena.
at OS Field 2957 Land West Of Beeches Farm Newton On Ouse North Yorkshire
for Mr & Mrs C Rooke.**

1.0 PROPOSAL AND SITE DESCRIPTION

- 1.1 The application site is land to the west of Tollerton Lane to the north of Newton-on-Ouse. The main buildings for Beeches Farm, to which the application relates, are on the opposite side of the highway. The application site is bordered by hedges to the north with Cedar Lodge (an agricultural workers dwelling) to the southeast and agricultural storage buildings to the east.
- 1.2 The application proposes an all-weather surface to exercise their horses which are stabled at Beeches Farm. The proposed development would be positioned against the established hedgerow, the field boundary to the north of the area the subject of this application. The size of the arena would extend to 50m x 30m. The arena would be bound by a 1.2m high timber post and rail fence.
- 1.3 The land is currently used for grazing purposes with the proposed arena being for private purposes.

2.0 RELEVANT PLANNING HISTORY

- 2.1 11/02804/FUL - Application for the retention of an existing portable building for continued use as an agricultural workers dwelling - Granted 28.11.2012
- 2.2 09/03917/FUL - Construction of a treated timber clad building for the storage of machinery and produce - Granted 29.06.2010

3.0 RELEVANT PLANNING POLICIES:

- 3.1 The relevant policy of the Development Plan and any supplementary planning policy advice are as follows;

Core Strategy Policy CP1 - Sustainable development
Core Strategy Policy CP2 - Access
Core Strategy Policy CP4 - Settlement hierarchy
Core Strategy Policy CP15 - Rural Regeneration
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets
Core Strategy Policy CP17 - Promoting high quality design
Development Policies DP1 - Protecting amenity
Development Policies DP4 - Access for all
Development Policies DP26 - Agricultural issues
Development Policies DP30 - Protecting the character and appearance of the countryside
Development Policies DP33 - Landscaping
National Planning Policy Framework - published 27 March 2012
National Planning Practice Guidance

4.0 CONSULTATIONS

- 4.1 Parish Council - No objection
- 4.2 NYCC Highways - No objection
- 4.3 Site notice displayed and neighbouring residents notified. No comments received.

5.0 OBSERVATIONS

- 5.1 The key determining issues are the impact on the character of the countryside and the relationship to the nearby residents.
- 5.2 The application site is well contained and surrounded by hedges with agricultural buildings blocking public views. The site would be accessed from Tollerton Lane through the existing field gate and whilst there would be alterations to the field, the land is relatively flat and the proposals would be unobtrusive to the wider countryside.
- 5.3 Cedar Lodge is an agricultural workers dwelling and whilst the amenities of the residents living in the property are noted, there would not be a significant increase in noise to merit a refusal on these grounds. The proposals would be for private use which would also lessen the use and the need for additional stables would not be required as the horses are currently kept at Beeches Farm which is within close proximity of the arena.
- 5.4 There is no external lighting included in the proposals which could be harmful to the character of the countryside and the amenity of residents.
- 5.5 The proposals are therefore considered to be acceptable and in accordance with policy.

6.0 RECOMMENDATION:

- 6.1 That subject to any outstanding consultations the application be **GRANTED** subject to the following condition(s)

1. The development hereby permitted shall be begun within three years of the date of this permission.
2. The permission hereby granted shall not be undertaken other than in complete accordance with the drawing(s) and/or details received by Hambleton District Council on 7 and 23 June 2016 unless otherwise agreed in writing by the Local Planning Authority.
3. The proposed arena shall be used only for private use associated with Beeches Farm, Tollerton Lane, Newton-on-Ouse and shall not be used for commercial purposes.

The reasons are:-

1. To ensure compliance with Sections 91 and 92 of the Town and Country Planning Act 1990 and where appropriate as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Development Plan Policies DP1, DP30 and DP32.

3. Having regard to the rural character of the area and the countryside and to ensure that the development does not significantly impact on the amenities of nearby residents.