

Parish: Skutterskelfe
Ward: Hutton Rudby
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Committee date: 8 February 2018
Officer dealing: Mr K Ayrton
Target date: 15 February 2018

17/02320/FUL

**Construction of a stable block
At Oakwood Farm, Tame Bridge
For Mr Adams**

This application is referred to Planning Committee at the request of Councillor Fortune

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 The application site is a rectangular plot of land approximately 155 x 50 metres, on the southern side of the Stokesley to Hutton Rudby Road, west of the small settlement of Tame Bridge. The site comprises a recently formed, single family traveller plot, with an access off the main road through an established tree belt. The use of the land as a traveller site, including static and touring caravans, was recently allowed on appeal.
- 1.2 The site is viewed in the context of the wider open countryside, being an isolated feature. In assessing the recent appeal, the Planning Inspector noted that the site is "set apart from Tame Bridge and other nearby development and the land on the south side of the road on either side of it is open unspoiled countryside that is free from development".
- 1.3 In allowing the appeal for the traveller site, the Inspector restricted the hardstanding and siting of the static caravan and touring caravan to what had been identified on the submitted site plan, at the north western corner of the site close to a tree belt.
- 1.4 The current proposal is to site a stable building at the north eastern corner of the site. The structure would be 15 metres in length and 5 metres in depth, comprising two stables and a tack room. The walls would be constructed of blockwork for the lower parts and timber cladding for the upper parts. The roof would be dark brown cladding, with a shallow roof pitch.
- 1.5 The supporting planning statement confirms that there are currently three mares and one foal on the site. The applicant also owns additional horses on land rented locally. The statement advises that the stables would be used as stables/foaling boxes for breeding mares.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 15/00320/CAT3 – Enforcement Notice relating to unauthorised clearing and excavation of the land, the formation of an access track and associated works; Appeal Allowed 25 July 2016.
- 2.2 16/00522/FUL - Change of use of land to a private gypsy site and new access and the siting of a caravan and tourer; Refused 24 June 2016, Appeal Allowed 1 August 2017.
- 2.3 17/02436/FUL - Construction of an amenity building for private gypsy site – Report elsewhere on this agenda.

3.0 RELEVANT PLANNING POLICIES

3.1 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development
Core Strategy Policy CP2 – Access
Core Strategy Policy CP4 - Settlement hierarchy
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 DP3 - Site accessibility
Development Policies DP30 - Protecting the character and appearance of the countryside
Development Policies DP32 - General design
Development Policies DP9 - Development outside Development Limits
Development Policies DP14 - Gypsies and travellers' sites
National Planning Policy Framework
Planning Policy for Traveller Sites (2015)

4.0 CONSULTATIONS

4.1 Parish Council – No comments received.

4.2 Public comments – None received.

5.0 OBSERVATIONS

5.1 The main issues to consider are: (i) the principle of development; and (ii) the impact on the character and appearance of the area.

Principle

5.2 Policy CP4 sets out the exceptions to where development may be permitted in the countryside. Criterion i is where the development is necessary to meet the needs of recreation with an essential requirement to be located in a smaller village or the countryside and will help to support a sustainable rural economy. In this instance the proposed development is to be used by the occupant of the traveller site and is of a domestic scale, albeit there may also be a private business element (e.g. breeding mares). As such it is more appropriate to assess the proposal by reference to policy DP30, on protecting the character and appearance of the countryside, which is the main Development Plan policy for the assessment of domestic outbuildings such as stables in the countryside when permitted development rights do not apply.

5.3 Policy DP30 states that “The design of buildings, and the acceptability of development, will need to take full account of the nature and distinctive qualities of the local landscape” and also that “Where possible opportunities should be taken to add appropriate character and distinctiveness through the contribution of new landscape features, particularly to landscapes which otherwise lack interest”.

5.4 Equestrian uses are typically found in the countryside and small scale stables and paddocks are often associated with residential properties. The appropriate siting of domestic stables in a countryside location is therefore considered to be consistent with this policy, subject to any necessary mitigation through landscape planting, which is considered below.

5.5 The stables are intended to accommodate two horses with an associated tack room. This scale of development is considered to be proportionate to the permitted domestic occupation of the site. Therefore the principle of the development can be

supported. However policy CP4 goes on to highlight the requirement to comply with the environmental protection policies of the Development Plan.

Character and appearance

- 5.6 The development would have an impact on the character and appearance of the area by introducing additional built form into an isolated position in the countryside. This would cause a degree of harm to the open character of the countryside and potential for conflict with policies CP16 and DP30. However, consideration has to be given to the recent appeal decision and the comments of the Planning Inspector. In considering the impact of the proposed traveller site the subject of that appeal, the Planning Inspector stated that it would “lead to the introduction of an urbanising feature that would be at odds with the rural character of the surrounding area and detract from the open nature of the wider countryside”. She went on to add that “It would also contribute to some limited degree to the cumulative impact of the other existing pockets of sporadic development along the main road”. This led to the conclusion that the proposal would cause some limited harm to the character and appearance of the area, contrary to policy. However, the Inspector found that the benefits of the scheme substantially outweighed this harm.
- 5.7 In assessing the current application, it has to be acknowledged that the context has now changed owing to the Planning Inspector’s approval of the traveller site. The proposed stables would be viewed in the context of the traveller site in the same way as stables may be seen in the curtilage of a rural dwelling. The proposed building is of a form commonly found in the countryside and its impact would be less than that of the static caravan, touring caravan and hardstanding allowed by the Inspector.
- 5.8 Landscaping in the form of a new hedge has already been secured along the eastern boundary under a condition of the appeal decision. However, the original plans showed the proposed stables on the eastern boundary and this was considered too close to allow the approved landscaping, plus any additional planting that may be required to mitigate the impact of the stables, to flourish. The applicant has submitted a revised plan showing the stables approximately 1.5 metre off the boundary. On that basis, the siting and design of the stable block are such that it would be in the least prominent part of the site and allow for appropriate mitigation by landscape planting. Therefore, subject to additional landscaping to address the impact of the introduction of the building close to the eastern boundary, the limited level of harm that would be caused by the development is not considered to warrant refusal.

6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations permission is **GRANTED** subject to the following conditions:
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) numbered Floor Plans and Elevations received by Hambleton District Council on 2 November 2017; and Proposed Site Plan received by Hambleton District Council on 30 January 2018 unless otherwise approved in writing by the Local Planning Authority.
 3. No above ground construction work shall be undertaken until details and samples of the materials to be used in the construction of the external surfaces of the development have been made available on the application site for inspection (and

the Local Planning Authority have been advised that the materials are on site) and the materials have been approved in writing by the Local Planning Authority. The development shall be constructed of the approved materials in accordance with the approved method.

4. The development shall not be commenced until a detailed landscaping scheme indicating the type, height, species and location of new trees and shrubs on the eastern boundary, to supplement that approved under 16/00522/DCN, has been submitted to and approved by the Local Planning Authority. No part of the development shall be used after the end of the first planting and seeding seasons following the approval of the landscaping scheme, unless the approved scheme has been completed. Any trees or plants which within a period of 5 years of planting die, are removed, or become seriously damaged or diseased, shall be replaced with others of similar size and species.
5. No part of the building hereby permitted shall be within 1.5 metres of the eastern boundary of the site.

The reasons for the above conditions 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 CP16, DP30 and DP32.
3. To ensure that the external appearance of the development is compatible with the immediate surroundings of the site and the area as a whole in accordance with Hambleton Local Development Framework Policy CP17.
4. In order to help assimilate the development within the rural landscape in accordance with Hambleton Local Development Framework policies CP16 and DP30.
5. In order to ensure that adequate space is available for the landscaping approved under reference 16/00522/DCN and as required by condition 4 of this permission and the development can therefore be assimilated within the rural landscape in accordance with Hambleton Local Development Framework policies CP16 and DP30.