
Site Address:	Land North of Wren Centre, Westbourne Road, Emsworth		
Proposal:	Erection of private stable block and barn.		
Application No:	APP/17/00668	Expiry Date:	07/09/2017
Applicant:	Mrs V Dowling		
Agent:	Neil Caie	Case Officer:	Daphney Haywood
	Neil Caie Architect		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises approx. 4.2 ha of farm land to the North of the WREN Centre, Westbourne Road, Emsworth. The site would be accessed by the existing access serving the WREN Centre off Westbourne Road. The WREN Centre which lies to the south of the application site provides offices and workshops for local businesses. To the front of the WREN Centre adjacent the access road is residential development at Bourne House and Stable Cottage. Further residential development lies to the east off the site fronting Old Rectory Close. To the west is open space serving Hampshire Farm Development and to the north is agricultural land.

2 Planning History

APP/13/00598 - Discharge of Condition No/s 5, 6, 7, 16, 17 and 19 of Planning Permission 10/74014/000., PERM,16/08/2013

APP/12/00837 - Reserved Matters Application (pursuant of outline planning permission 10/74014/000) for redesign of northern part of the site to provide a total of 161 units (reduction of 32 units) with associated parking and landscaping. , PERM,14/12/2012

APP/14/00536 - Application for written approval that the development has been carried out in accordance with approved details for Planning Permissions 10/74014/000 (outline) and APP/11/01089., PERM,10/07/2014

APP/14/00713 - Discharge of Condition No. 5 of Planning Permission 10/74014/000., PERM,06/08/2014

APP/14/01297 - Partial Discharge of Condition No. 33 of Planning Permission 10/74014/000 relating to plots 93-96 & 103-106., PERM,05/01/2015

APP/15/00954 - Retention of refurbished and extended building (Unit 5A) for use for Class B8 , PERM,28/10/2015

3 Proposal

Erection of private stable block and barn. The proposal is for the construction of timber single stables (six) on land to the rear of the Westbourne Rural Enterprise Centre. The stables would be run privately and not as a business. The submitted plans indicate the stables, with an associated barn, located to the rear of the WREN site, served by a new access road from the WREN site. It is anticipated that traffic movement would comprise 2 or 3 cars a day and a horse box on the odd occasion. All horses ridden to and from the site will depart via the northern boundary, onto Paradise Lane. The owners advise that they are involved in the Hampshire Horsewatch providing Rural Mounted Patrol as Hampshire Constabulary Policy Support Volunteers

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
DM10 (Pollution)
DM14 (Car and Cycle Parking on Development (excluding residential))
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

Access to the site should comply with Approved Document B Section 5 Fire Authority access

Solid waste storage provisions not indicated Approved Document H

Conservation Officer, Development Control

Principal Conservation Officer - No objection

The proposed stables are not located near any heritage assets (Listed building or Conservation Area) or non designated heritage assets (locally listed buildings).

County Minerals

Condition requested in respect to recovering and use of any minerals and method for recording and reporting to the MPA.

Engineering Services, Havant Council

The applicant needs to ensure that the development does not create additional flood risk to adjacent property. This site has been known to flood in the past due to runoff from adjacent fields to the north and west and from the River Ems.

Environment Agency

no comments received

Highways Engineer, Development Engineer

Some parking for vehicles and horseboxes will be required

Chichester District Council

No objection

6 **Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 48

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 6

Comment	Officer Comment
One letter of support	
WREN Centre use is restricted by condition. Proposal would involve traffic outside these times on Saturday afternoon and Sunday. Increased traffic outside house. Six stables means six vehicles every day plus other visitors when residents are hoping for peace and quiet.	see section 7
If access from the WREN centre was no longer available then the only access would be from Paradise Lane which is unsuitable and floods preventing access.	Not the subject of this application.
The applicant does not own a horse and the stables would be let out like their existing stables, and therefore a business.	The proposal is for private use and a condition in this respect is proposed.
The location should be closer to the existing buildings	Amended plans received moving buildings closer
We understood the development of the land to the west was to be the last development in the strategic gap	Each application has to be considered on its merits - See section 7
Add to drainage problems	A drainage condition is recommended.
Nuisance from smells from muck and its removal. Possible pollution of the river Ems.	A condition in respect to muck management is proposed.
Concerned about extra elements such as an exercise area, wc, car park, jump	A condition in respect to extra elements requiring prior approval is recommended.

storage, hay stack-loose wrapping can be noisy	
Concerned about possibility of ugly fences and access details .	Boundary treatment and surfacing conditions required.
Flood zone mineral extraction zone and Environment Agency 20m buffer	Noted
Disturbance from plastic sheeting flapping in wind.	Hay stored in barn
Impact of car and loose box parking	Condition recommended.

7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Flooding
- (v) Minerals

(i) Principle of development

The site lies outside of the urban area as defined by Policies CS17 and AL2 of the Local Plan. As the proposal is for a stable block, which can be considered a rural activity a site outside of the defined urban area is appropriate and there is no objection in principle.

(ii) Impact upon the character and appearance of the area

The proposal as originally submitted sited the stables in an isolated position some distance from the existing buildings and boundary hedging. The plans have been amended to move the stables nearer the existing buildings and the hedging which forms the western field boundary. As now submitted the stables would be seen in the context of the boundary hedging and the siting is now considered acceptable and not to adversely impact the appearance and character of the area. In respect to security further information in this respect should be submitted with the application to demonstrate that this matter can be adequately addressed without the need for providing on site residential accommodation.

(iii) Impact upon residential amenity

The main impact relates to traffic passing through the WREN Centre and in particular the residential properties at Stable Cottage and Borne Bridge House would be impacted by any additional traffic movements. Additionally properties off Old Rectory Lane which lies to the east could be impacted by the proposal.

In respect to the impact from additional traffic, the WREN Centre use is restricted by

condition. The proposed development would involve traffic outside these times on Saturday afternoon and Sunday, and in the evenings. However, the proposed stable use would be for private use only and as such a condition is proposed to restrict commercial/business use, thereby limiting the traffic associated with the development.

With regard to properties off Old Rectory Lane, these lie on the opposite side of the river and would be some distance from the proposed development. As set out above the stables would be for private use only and additionally detail of boundary treatment, surfacing, ancillary development such as exercise areas, and muck management would be covered by condition in order to control the appearance and impact of the development.

(iv) Flooding:

The site is located adjacent to the River Ems, in flood zones 2 & 3, therefore, based on the Environment Agency recommendations for householder and other minor extensions, the following provisions have been put in place:- floor levels within the proposal will be set no lower than existing levels and flood proofing of the proposed development would be incorporated where appropriate, with power sockets and other electrical services set a minimum of 500 mm above the finished floor level.

(v) Minerals:

The western section of the site is likely to be underlain by sand, gravel and/or clay and as such is identified as within the mineral safeguarding area (MSA). The majority of the site will remain as open field, and the excavations for the new stables and driveway will be minimal (no foundations). Any suitable mineral uncovered during the preparation of the site that could be processed and used on site, will be incorporated.

8 Conclusion

Subject to appropriate conditions the application as submitted is considered acceptable and approval is recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00668 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location and site WRE/105
Proposed plans and elevations WRE/101B
Reason: - To ensure provision of a satisfactory development.

- 3 The development hereby permitted shall be used only as private, non-commercial, stabling and associated grazing and for no other purpose whatsoever including livery, equestrian tuition or commercial leisure rides or any other equestrian business.
Reason: In the interests of amenity and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 No development shall take place until a Construction Management Plan specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:
(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;
(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.
(iii) A method for ensuring that minerals that can be viably recovered during the development operations are recovered and put to beneficial use .
(iv) A method to record the quantity of recovered minerals (re-use on site or off site) and the means of reporting these to the Local Planning Authority.
There after the development shall be carried out in accordance with the approved details .
Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 No development shall take place until finished floor levels for the proposed building(s) relative to agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.
Reason: To safeguard the amenities of the locality and the occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure and fencing including fencing to the access drive have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained in accordance with the approved details. .
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 9 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced or not to be laid to grass have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.
Reason: In the interests of the amenities of the locality and having due regard to policies CS11, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 10 Construction of the stable block hereby permitted shall not commence until details of the measures to dispose of manure and other waste have been submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented on commencement of the use of the stable block and shall be retained thereafter.
Reason: To safeguard the amenities of the local and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework
- 11 Unless otherwise agreed in writing by the local planning authority no structures, jumps, horse boxes, or other equestrian vehicles or equipment shall be kept on the land unless otherwise agreed by prior written approval by the Local Planning Authority.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework
- 12 Construction of the stable block hereby permitted shall not commence until a fully detailed landscape and planting scheme for the site, including retained planting, and a timetable for all new planting, has been submitted to and approved in writing by the Planning Authority. The works shall be carried out in accordance with the approved details, and any trees or plants that are planted or retained as part of such approved scheme which die or are otherwise removed within the first 5 years shall be replaced with others of the same species and size in the same position during the first available planting season.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 13 No external illumination shall be installed or used at the site without the prior written approval at the Local Planning Authority.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 14 Notwithstanding anything contained in the current application nor the provisions of the Town and Country Planning (General Permitted Development) no additional hardstanding, ménage or other similar surfaced area shall be created without the prior written approval of the Local Planning Authority.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 15 Construction of the stable block hereby permitted shall not commence until a details of security measures have been submitted to and approved in writing by the Planning Authority. Any works shall be carried out in accordance with the approved details, and retained thereafter.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.