



St Edmundsbury
BOROUGH COUNCIL

DEV/SE/16/033

Development Control Committee

4 May 2016

Planning Applications DC/16/0207/FUL & DC/16/0208/FUL

Pattles Grove, Chedburgh Road, Whepstead

Date: 17 February **Expiry Date:** 18 May 2016
Registered: 2015

Case Officer: Charlotte Waugh **Recommendation:** Approve
Parish: Whepstead **Ward:** Chedburgh

Proposal: DC/16/0207/FUL - Planning Application – Retention of (i) Menage (ii) 2 no. field shelters (iii) 2 no. cart lodges (iv) Barn, rebuilt to include office, studio and home gym; and
DC/16/0208/FUL – Planning Application - 1) Erection of (i) metal framed horse walker (ii) single storey side extension to existing barn 2) Retention of metal framed lunge ring

Site: Pattles Grove, Chedburgh Road, Whepstead, Suffolk

Applicant: Mr Gaywood

Synopsis:

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and Associated matters.

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Background:

These applications were referred to the Committee at the request of the Ward Member. Since that time the Parish Council have objected to both applications which is contrary to the Officer recommendation of support.

Members deferred consideration of the applications at the April Development Control Committee to allow a site visit to take place, noting that other development is proposed on the same site and that this is being considered as a previous agenda item.

This visit is scheduled to take place on 28 April 2016.

Proposal:

1. Application DC/16/0207 seeks consent to retain facilities already built within the site. This includes:
 - a) A ménage measuring 42 x 22 metres contained by a 1.4 metre high timber post and rail fence
 - b) 2 no. field shelters measuring 5 x 4 metres with a ridge height of 3.7 metres. The shelters are located one in the north eastern corner and one in the south western corner of the site and are constructed of timber cladding above a red brick plinth with a terracotta pantile roof.
 - c) 2 no. cart lodges measuring 10.7 x 5.9 metres with a ridge height of 5.2 metres. The cart lodges are located on the southern boundary of the site and both constructed of timber cladding above a red brick plinth with a terracotta pantile roof.
 - d) Ancillary building, constructed on the same footprint of a previously existing barn with red brick and a terracotta pantile roof. This building contains a home office, gym/fitness studio, bedroom and kitchenette.

2. Application DC/16/0208/FUL seeks consent for:
 - a) The erection of a metal framed horse walker with a diameter of 11.8 metres and a total height of 4 metres to be located on the southern boundary of the site behind the ménage.
 - b) The erection of an extension to an existing barn measuring 6.5 x 18 metres with a lean to roof.
 - c) The retention of an existing metal framed lunge ring with a diameter of 11.6 metres and an overall height of 3 metres located next to the ménage.

Application Supporting Material:

1. Information submitted with the application as follows:
 - Site layout
 - Proposed/Existing plans and elevations
 - Planning Statement

Site Details:

2. The site is located within the settlement of Whepstead (albeit outside the designated settlement boundary). The site itself is accessed from Chedburgh Road and includes Pattles Grove House with surrounding land and equine facilities as described in the proposal. The site is bounded by a small plantation and stream to the north with fencing and hedging on other boundaries.

Planning History:

3. Various extensions have been approved on the host dwelling in addition to the following applications which are considered relevant to the current application:

SE/09/0957 - Planning Application - (i) Change of use from agricultural land to stud farm; and (ii) two storey extension to Pattles Grove House to form stud worker's annexe without complying with conditions 4,6,7,8 and 9 of SE/04/3745/P – Approved and implemented

SE/04/3745 - Planning Application - (i) Change of use from agricultural land to stud farm; and (ii) two storey extension to Pattles Grove House to form stud worker's annexe – Approved

Furthermore, and on the adjacent parcel of land:

DC/15/1915/FUL - Proposed Stables, Barn, Office, Yard, Horse Walker and Lunge Ring (iii) Associated Landscaping and access road as amended by plans and details received 16.12.15 – Still under consideration

Consultations (both applications):

4. Highway Authority: No objection. The Highway Authority does not wish to restrict the grant of permission. The site is set well back from the highway and is served by an existing access which meets SCC Highway standards.
5. Public Health and Housing: No objection.
6. Natural England: No comments to make.
7. Environment Agency: No objections.
8. Forestry Commission: No comments to make.
9. SCC Flood and Water Engineer: No comments to make.

Representations (both applications):

10. Whepstead Parish Council: Object to both applications. The Parish Council felt that the proposed development was a massive over-development of a

small site on which there didn't appear to be a business in operation. Members questioned the need for two lunge rings and two horse walkers within the site. Concerns were also raised about the potential for contamination and disease spread to adjacent stud and it was suggested that Forest Heath planning policy takes this into account. Further concerns were raised regarding intrusive lighting and impact on wildlife.

11.2 Letters of objection have been received from an adjacent resident raising the following summarised comments:

- Field shelters were completed in 2015 not 2013 as stated on form
- No existing use as stud farm
- There are trees within the site, 2 of which have recently been felled
- A bedroom is shown on the plans as well as bathroom and kitchen – does this not constitute a dwelling?
- The application states there are no employees – how is this the case if the site is a stud?
- There is a footpath running through the site and so there are public views
- Field shelters are not inconspicuous as stated and easterly one is in direct site of listed building – Haygreen Farm. It should be relocated so hidden by hedging
- Existing lighting is highly intrusive
- Condition is needed to ensure lighting is not allowed throughout the hours of darkness and directed inwards
- Is it necessary to have 2 lunge rings in such close proximity to one another?
- Article relating to the proposed stud
- Article on strangles

Policy: The following policies of the Joint Development Management Policies Document and the St Edmundsbury Core Strategy December 2010 have been taken into account in the consideration of this application:

12. Joint Development Management Policies Document:

- DM1 Presumption in favour of Sustainable Development
- DM2 Creating Places
- DM5 Development in the Countryside
- DM13 Landscape Features
- DM32 Business and Domestic Equine Related activities in the Countryside

13. St Edmundsbury Core Strategy December 2010

- CS3 Local Design and Distinctiveness
- CS13 Rural Areas

14. Rural Vision 2031

- RV1 Presumption in favour of Sustainable Development

Other Planning Policy:

15. National Planning Policy Framework (2012) core principles and paragraphs 28 (Supporting a prosperous rural economy), 56 – 68

(Requiring good design)

Officer Comment:

16. The issues to be considered in the determination of the application are:

- Principle of Development
- Visual Amenity
- Other Issues

17. Whilst generally both adopted and national policies seek to restrict new development in the countryside, Policy DM32 offers support to proposals for domestic and commercial equestrian development. This support is offered subject to a number of criteria including size, scale, design and positioning of buildings as well as them having a satisfactory impact on landscape, parking, residential amenity.

18. In this case, it has been established that the entire site has planning permission to be used for stud purposes. On this basis, consideration is not given to the principle of development, which is established, but to the buildings/structures themselves and their scale, appearance and impact on residential amenity and the landscape.

19. Considering firstly the structures already in place; the field shelters and cart lodges are constructed of timber boarding above a brick plinth with pantiled roofs. The cart lodges are used to accommodate both the applicant's private vehicles and those associated with the stud farm. They are well designed, of an appropriate domestic scale and utilise good quality traditional materials suitable for their rural location. The office building replaced a barn that was previously removed and sits on the same footprint between the two cart lodges, using red brick and pantiles.

20. The single storey nature and appearance of the building appears subservient to the main house, as is its use. The building accommodates an office and kitchenette used by the applicant and employees, a family gym/studio space and a bedroom. The use is ancillary to the main dwelling on site (Pattles Grove) and is not being occupied independently. A condition will be imposed to ensure this situation remains. Notwithstanding the use of this condition, conversion of this building to an independent dwelling would require planning permission in any event.

21. Both the cart lodges and the office building are located on the southern boundary of the site forming a cluster of buildings with an existing barn. The buildings are not visible from the public highway and are seen only from a mobile home on the neighbouring land and its associated yard, as well as a public footpath which traverses the site. In these views the buildings are modest in scale and appearance and do not provide any overlooking.

22. Whilst concerns are raised regarding the position of the south western field shelter, the building is more than 250 metres from Haygreen Farm,

modest in scale and nature and not considered to have any adverse impact on the occupants or the setting of the listed building.

23. The lunge ring is metal framed and located on the same southern boundary, adjacent to the ménage. Both structures, due to their nature and design have a low impact on the landscape appearance. Similarly, the horse walker is proposed within this cluster where views of it and disturbance will be minimal. Additionally, the barn extension will provide a minimal area of additional space and will be constructed of matching materials.

24. Complaints regarding existing lighting on the site have been investigated and are considered to be subtle and otherwise domestic in nature. However, it is acknowledged that lighting does have the ability to be intrusive and on that basis a condition is proposed to ensure that details of any further lighting proposed is submitted for approval prior to installation.

25. Overall, the site is well kept and benefits from existing landscaping as well as access and parking areas. Given that the entire site has consent for stud use, consideration of the detail of the application has taken place. The buildings and structures are positioned together as encouraged by policy DM32 and for this reason, as well as their location on the southernmost boundary their visual impact is considered acceptable. The NPPF provides support to rural enterprise and as such, the proposals are considered to accord with both local and national policy.

Conclusion:

26. In conclusion, the principle and detail of the proposals are considered acceptable given their scale, form and position. On this basis, the development is considered to comply with development plan policies and the National Planning Policy Framework.

Recommendation:

DC/16/0207/FUL: It is **RECOMMENDED** that planning permission be **Approved** with the following conditions:

1. The annexe accommodation hereby permitted shall be occupied only in conjunction with and for purposes ancillary to the residential use of the existing dwelling known as Pattles Grove House and together they shall form a single dwelling house.

DC/16/0208/FUL: It is **RECOMMENDED** that planning permission be **Approved** with the following conditions:

1. Development to commence within 3 years
2. No additional external lighting shall be provided on the application site unless details thereof have first been submitted to and approved in writing by the Local Planning Authority.

3. Development to be in accordance with approved plans.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online.

DC/16/0207/FUL –

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=O1VMQYPDMT700>

DC/16/0208/FUL –

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=O1VMR4PDMT900>