

Forest Heath District Council

**DEVELOPMENT
CONTROL COMMITTEE**

1 APRIL 2015

DEV/FH/15/014

Report of the Head of Planning and Growth

**PLANNING APPLICATION DC/15/0436/FUL - CLAREHAVEN, 57 BURY ROAD,
NEWMARKET**

Synopsis:

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

Recommendation:

It is recommended that the Committee determine the attached application and associated matters.

CONTACT OFFICER

Case Officer: Charlotte Waugh
Tel. No: 01638 757349

Committee Report

Date: 26 February **Expiry Date:** 23rd April 2015
Registered: 2015

Case: Charlotte **Recommendation:** Approve
Officer: Waugh
Parish: Newmarket **Ward:** Severals

Proposal: Planning Application DC/15/0436/FUL – 11 no. loose boxes and horse walker

Site: Clarehaven, 57 Bury Road, Newmarket

Applicant: John Gosden Racing LLP

Background:

This application is referred to the Development Control Committee due to the applicant being related to an elected Member.

Proposal:

1. Planning permission is sought for the erection of a stable block and horse walker to the rear of the established stable yard.
2. The stable block would comprise a single storey building containing 11 traditional loose boxes to accommodate the expanding number of horses accommodated at the training yard. The building would measure 48 metres long, 5.3 metres wide with a height of 3.10 metres to the eaves and 5.5 metres to the ridge.
3. The steel framed mechanical horse walker would have a diameter of 13.5 metres with an eaves height of 3.3 metres and an overall height of 4.7 metres.

Application Supporting Material:

4. Information submitted with the application as follows:
 - Location Plan
 - Site layout plan
 - Proposed plans and elevations
 - Design, Access & Heritage statement

Site Details:

5. The site falls within the Settlement Boundary and Conservation Area of Newmarket and comprises an established horse racing training yard. The site is accessed off Bury Road and accommodates a number of buildings, both residential and for equine purposes.

Planning History:

6. Various planning applications have been submitted at the site, none of which are relevant to this proposal.

Consultations:

7. Conservation Officer: The proposed loose boxes are of similar appearance to existing and will have limited impact on the character or appearance of the conservation area with views from the public realm restricted. The proposal will therefore preserve the character and appearance of the conservation area. I therefore have no objections.
8. County Highways: Notice is hereby given that the County Council as Highways Authority does not wish to restrict the grant of permission. The siting of the proposed boxes will have no detrimental effect on the highway.
9. Environmental Health: The application site is isolated and unlikely to cause disturbance to neighbours.

Representations:

10. Newmarket Town Council: No comments received.
11. Newmarket Horsemens Group: Supports the application. The trainer at Clarehaven needs additional boxes to accommodate an increase in horse numbers and the horse walker is an important piece of racehorse training equipment.

Policy: The following policies have been taken into account in the consideration of this application:

12. Forest Heath Core Strategy (2010):
 - CS3 landscape character and historic environment
 - CS5 design quality and local distinctiveness
13. Joint Development Management Policy Document
 - DM1 Presumption in favour of sustainable development
 - DM2 Creating Places
 - DM16 Listed Buildings
 - DM18 Conservation Areas
 - DM47 Development Relating to the Horse Racing Industry

Other Planning Policy:

14. National Planning Policy Framework (2012)
Core principles, paragraphs 56 – 68 (Requiring good design) and Section 12 (Conserving and Enhancing the Historic Environment)

Officer Comment:

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

- Principle of Development
- Impact on Conservation Area
- Impact on Residential Amenity

16. The site comprises an established training yard and stables and the expansion of this would be in accordance with policy DM47 which states that development relating to the horse racing industry will be permitted. The development itself is well located and relates to the setting of the existing training yard. The stables are of a traditional design and are in keeping with the appearance and scale of those previously approved and built within the site.

17. The development is proposed to the rear of the site where it will not be visible from Bury Road. Public views are limited to glimpses from the Cambridge to Bury St. Edmunds railway line and an adjacent public footpath, although boundary hedging obscures much of this view. The application has been considered by the Conservation Officer, who is satisfied that the development will not adversely affect the character and appearance of the Conservation Area.

18. Due to the scale of the site and the distance between this development and boundaries it is not considered to result in a loss of residential amenity to any adjacent neighbours. Access arrangements will remain as existing and on this basis, do not pose any highway issues.

19. The scheme is therefore considered to be acceptable and will not result in an adverse impact on the Conservation Area or local amenity.

Conclusion:

20. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

Recommendation:

21. It is recommended that planning permission be **APPROVED** subject to the following conditions:

1. Time limit
2. Compliance with approved plan
3. Materials as specified

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

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NKDM4MPD02M00>

Alternatively, hard copies are also available to view at Planning, Planning and Regulatory Services, Forest Heath District Council, District Offices, College Heath Road, Mildenhall, Suffolk, IP28 7EY