

P/16/0301/FP

HILL HEAD

MR PETER BEVERIDGE

AGENT: C & L MANAGEMENT

CONSTRUCTION OF 14 STABLE BARN WITH HORSE WALKER & 60 X 30M MANEGE,
NEW TOILET/STORE BUILDING AND GRAVEL/TARMAC HARDSURFACING

65 OLD STREET FAREHAM PO14 3HQ

Report By

Richard Wright - direct dial 01329 824758

Site Description

The application site comprises land to the rear of 65 Old Street, Hill Head (also to the immediate rear of nos. 59, 61, 63 & 67 Old Street). An access track exists between the houses at nos. 65 & 67 leading from the adopted highway of Old Street to the land itself.

Until recently a number of stables and other small buildings stood on the land to the immediate rear of no. 67. Following the purchase of the site by the applicant, in the early part of this year these buildings were demolished and that part of the site cleared. Several other buildings located to the rear of nos. 59 - 63 were also removed during this time but a large barn remains in place along with a smaller, older building.

The site lies outside of the defined urban settlement area and within the Meon Gap strategic gap. Before the recent change in ownership of the site the land is understood to have been used by various individuals for the grazing and keeping of horses. The site extends with grazing land some 300 metres or more to the west where it borders the Titchfield Haven National Nature Reserve and Site of Special Scientific Interest (SSSI)- also the boundary of the Solent & Southampton Water Special Protection Area (SPA/SAC/Ramsar site). This grazing land is identified in the Local Plan as being an "Uncertain" site for Brent Geese & Waders. As well as providing space for the stabling of horses and car parking for visiting owners, the eastern extent of the site closest to Old Street was also used for various informal storage uses including the storage of caravans.

Description of Proposal

Planning permission is sought for the construction of a 14 stable barn on the part of the site behind 67 Old Street. The barn would be sited 7 metres from the boundary with the neighbours' property as there are various large mature trees at the end of the rear garden of no. 67 which are subject to a tree preservation order.

On the western side of the stable barn it is proposed to create a horse walker and lunge pen, both 14 metres in diameter, and a manege measuring 60 x 30 metres.

On the land to the rear of 65 Old Street it is proposed to erect a toilet/store building. The existing barn buildings to the rear of nos. 59 - 63 are to be repaired and refurbished. A muck store is to be created in this part of the site also. The existing hard surfacing on the site would be improved and extended to create a consistent gravel surface around these buildings and the access track (the initial 9 metre stretch of lane from Old Street would however be finished in tarmac).

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS5 - Transport Strategy and Infrastructure

CS14 - Development Outside Settlements

CS17 - High Quality Design

CS22 - Development in Strategic Gaps

Development Sites and Policies

DSP2 - Environmental Impact

DSP13 - Nature Conservation

Representations

Three letters of support have been received:

- It is an improvement
- The now renovated old stable buildings are a considerable improvement

Three letters of objection have been received:

- Concerns over commercial use
- Increased traffic and noise
- Concerns over parking provision
- Mud on road
- Impact on view from no. 67 Old Street
- Concern over lighting provision

Consultations

INTERNAL CONSULTEES:

Trees - No objections.

Highways - The proposal is to provide the improved facilities for personal, private use and this would be satisfactory [subject to conditions relating to commercial livery, equestrian or riding school use].

Ecology -

- There would be no likely significant effect on the Solent and Southampton Water Special Protection Area (SPA) from increasing disturbance or loss of supporting habitat from this application.
- No concerns raised over pollution runoff to designated sites.
- The on-site buildings have been assessed as presenting negligible bat roost potential.
- The ecology reports make sensible comments in regards to biodiversity enhancements. A condition relating to a bat box is recommended.

Planning Considerations - Key Issues

This application proposes the redevelopment of this site which has previously been used to graze and stable horses. The applicant Mr Beveridge has produced a statement explaining that the proposal is to provide facilities for his daughter Lily to use for the stabling and care of her horses. Lily has also provided a statement describing further her horse riding.

The statements stress that the facilities being created are for Lily's personal private use. Lily competes in show jumping and her statement explains her father helps her financially with the cost of competing and the keeping of the horses. To help towards the costs she breeds 2 - 3 foals a year which are sold. At present Lily keeps her horses at Crofton Equine Centre however, as the applicant's statement explains, she has to compete with other horse owners for access to the horse walker and manege. Lily says: "Having my own yard to look after my horses and to breed, train and ride will further enhance my ability to compete at the highest level; my ultimate ambition is to compete at Grand Prix level on a horse I have bred myself". She receives help in caring for the horses from her mother and a young girl who in return is allowed to ride some of the horses.

Officers have considered the information provided by Mr Beveridge and Lily. It is clear that the intended use of the site is for the personal, private keeping and grazing of horses by Lily as well as exercising and training horses for the competitive show jumping she takes part in.

The horse breeding which would take place at the site would be ancillary to this main use. Whilst therefore the facilities for which planning permission is being sought are extensive the proposal is unlikely to have any materially harmful impact on the surrounding area and neighbours because it relates to the leisure activities of just one individual. Compared to the way the site was previously laid out and used, involving various different horse owners travelling to and from the land to care for their animals, there is likely to be a reduction in the overall numbers of vehicle movements. Whilst it is probable that Lily will transport horses using large vehicles in and out of the site when travelling to competitions this is unlikely to be so frequent as to cause nuisance to neighbours or any highway safety issues into or out of Old Street. Officers are mindful that the transportation of horses in large vehicles could potentially have happened previously as well.

The visual impact of the development is not considered to be harmful. Facilities for the keeping and training of horses are a form of development suitable to a location outside of the defined urban settlement areas. Several residents have commented to say they feel the works already carried out to tidy the site and refurbish some of the existing buildings are an improvement to the site's appearance. The largest of the buildings proposed on the site is the stable building which whilst being a considerable sized facility would not be dissimilar in terms of site coverage to the various stables and other buildings which until recently stood in the same part of the site. Its overall scale and bulk is not held to be harmful to the character or appearance of the area nor to the outlook or living conditions of the neighbours living at 67 Old Street.

The concerns raised by two sets of neighbours are acknowledged and, owing to the circumstances which allow these extensive facilities to be provided for just one person, the applicants daughter, it would be sensible to limit the principal use of the site to those for the personal private use of Lily Beveridge. Whilst this would still allow Lily to breed horses ancillary to the main use of the site and to have people to help her care for her horses it would prevent a commercial livery, riding school or equestrian centre or the use of the site for others to keep their horses. Such a condition would be required in order to prevent an intensification or change in the nature of the use, to protect the living conditions of neighbours and ensure that the traffic movements associated with such uses do not adversely affect the safe and convenient use of Old Street.

Conclusion

Officers consider the proposal to be acceptable having regard to the policies of the adopted Fareham Borough Local Plan Part 1 (Core Strategy), specifically Policies CS5 & CS14, and the Fareham Borough Local Plan Part 2 (Development Sites and Policies), in particular

Policies DSP2 DSP13 & DSP14.

Recommendation

PERMISSION subject to the following conditions:

1. The development shall begin before the expiry of a period of three years from the date of this permission.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2. The development shall be carried out in accordance with the following approved documents:

- a) Location plan - drawing no. 361-102A
- b) Proposed site plan - drawing no. 361-105C
- c) Proposed site plan - drawing no. 361-103C
- d) Stable block floor plans - drawing no. 361-106B
- e) Proposed site section - drawing no. 361-104B
- f) Stable block elevations - drawing no. 361-108A
- g) Cabin floor plans and elevations - drawing no. 361-109A
- h) Planning Application Supporting Statement by C&L Management
- i) Phase I Survey - ecosupport limited March 2016
- j) Brent Geese Survey - ecosupport limited March 2016
- k) Proposed site plan indicating positions of external lighting - drawing no. 361-110A
- l) Planning Statement - Part Two (including details of external lighting, surfaces, finishes, fencing and surface water drainage)

3. The use of the buildings hereby permitted shall be carried on only by Ms Lily Beveridge and/or by persons in connection with the personal private use of the land by Ms Lily Beveridge unless otherwise agreed in writing by the local planning authority.

REASON: To retain planning control over the development hereby permitted and to ensure no intensification of the use of the land which might otherwise adversely affect the living conditions of neighbours or may be harmful to the safety and convenience of users of the adjacent public highway.

4. The application site shall only be used for the grazing, keeping, training and exercising of horses and the ancillary breeding and sale of foals.

REASON: To protect the living conditions of neighbours and in the interests of the safety and convenience of users of the adjacent public highway.

5. No external lighting shall be installed at the site other than the lighting included within the approved documents drawing no. 361-110A and Planning Statement - Part Two unless otherwise agreed in writing by the local planning authority.

REASON: To protect the living conditions of neighbours; in the interests of the character and appearance of the area.

6. The development shall incorporate a Schwegler 1FF bat box at high level in line with manufacturer's guidelines on either an unlit building elevation or an unlit mature tree on the site unless otherwise agreed in writing by the local planning authority.

REASON: To enhance biodiversity.

7. No development shall take place until protective fencing has been erected in accordance with the details given in the approved Planning Application Supporting Statement by C&L Management and the approved Proposed Site Plan (drawing no. 361-103 rev C). The fencing shall remain in situ throughout the development period until such time as all equipment, machinery and surplus materials have been removed from the site. During the development period no materials or machinery shall be stored within the areas safeguarded by the protective fencing.

REASON: To ensure that mature trees nearby and on the application site are protected from harm during construction.

Notes for information:

a. Birds nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential bird nesting habitat (such as hedges, scrub, trees, suitable outbuildings etc.) outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work in during this period then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.

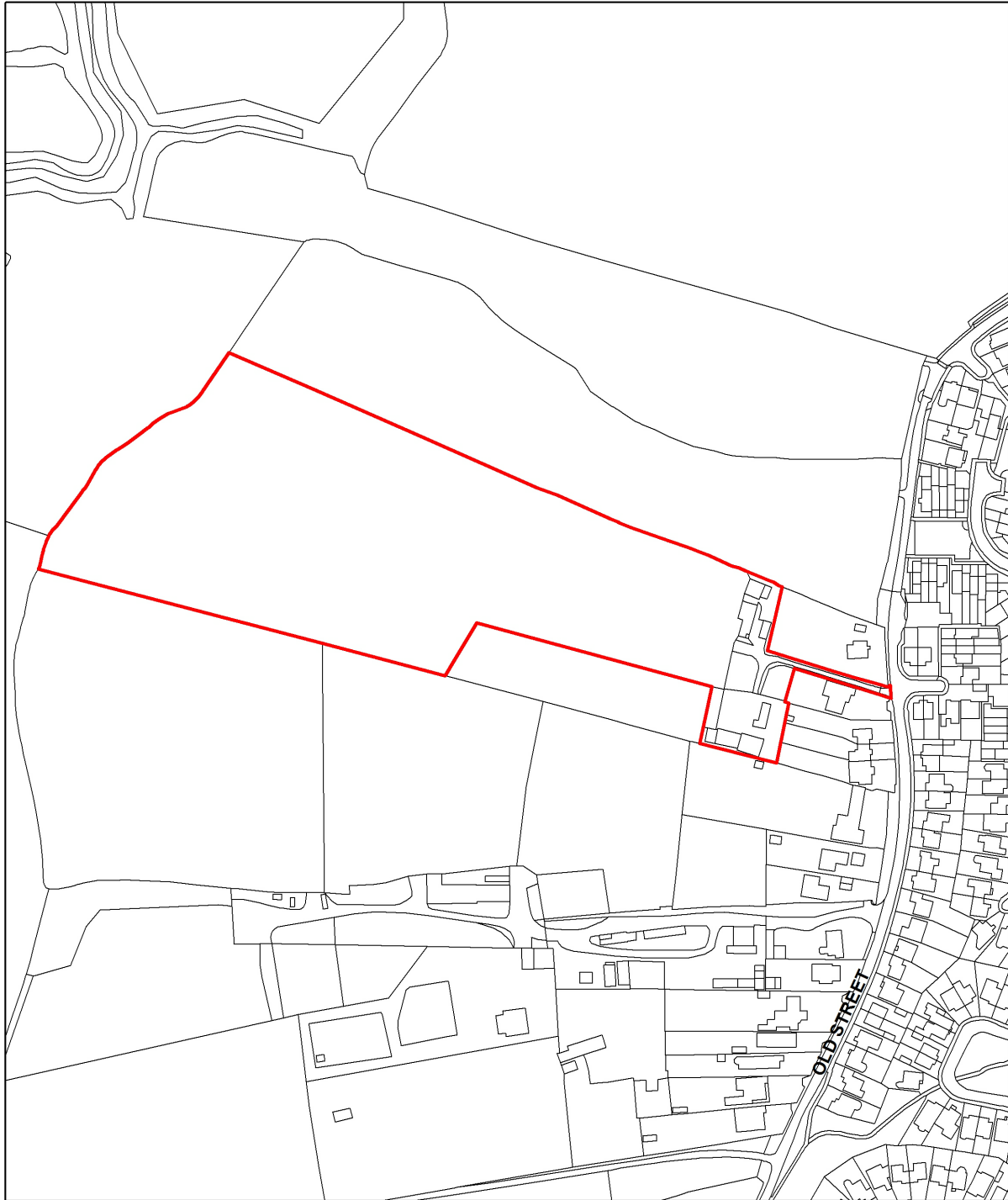
b. Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended). All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.

Background Papers

P/16/0301/FP

FAREHAM

BOROUGH COUNCIL



65 Old Street
Scale 1:2500

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