
APPLICATION NO.	P09/W0338
APPLICATION TYPE	FULL
REGISTERED	22.04.2009
PARISH	STANTON ST JOHN
WARD MEMBER(S)	Ms Anne Purse
APPLICANT	Mr Leonard Stevens
SITE	Land to the east of Bayswater Road Stanton St John
PROPOSAL	Change of use of land from agriculture to keeping horses for recreational purposes and the erection of a building to provide two stables and a tack room/feed store. (Additional Information received from the Agent dated 29th May 2009).
AMENDMENTS	Additional information received on 29 May 2009
GRID REFERENCE	456260/208558
OFFICER	Miss G Napier

1.0 **INTRODUCTION**

1.1 This application has been referred to the Planning Committee because the officer recommendation conflicts with that of the Parish Council.

1.2 The application site is shown on the OS plan **attached** at Appendix 1. The site comprises a 3.23 hectare field to the east side of Bayswater Road, Oxford. The land slopes downwards from north east to south west and there is an existing access to the field from Bayswater Road. It was last used for agricultural purposes but is currently uncultivated.

2.0 **PROPOSAL**

2.1 The proposal is to change the use of the land from agriculture to grazing land for horses. It is also proposed to erect a building to provide two stables and a tack room/feed store. The building is to be erected adjacent to the hedgerow on the northern boundary of the site. It measures some 3.6 metres wide X 9.6 metres long, 2.3 metres to the eaves and 3 metres to the ridge and is to be constructed from timber with a corrugated sheet clad pitched roof.

2.2 The information supporting the application clarifies that the proposed development is intended to meet the needs of the landowner's two horses only and not for any commercial purposes. A copy of the plans is **attached** at Appendix 2, the supporting information is available on the Councils website.

3.0 **CONSULTATIONS & REPRESENTATIONS**

3.1 Stanton St John Parish Council - Objector. Recommends refusal based on PPG:2. The proposal would not enhance the green belt. Preserving the land should take precedence over attempts to 'utilise or 'improve' the land'.

- Neighbour Objectors (12) - These objections can be summarised as follows:
This represents inappropriate development in the Green Belt
Any development other than private use would add to existing traffic problems in the area
The land has been in agricultural use for many years and a change of use from agriculture to recreation is not appropriate.
The building of any structure on this particular land would urbanise the surrounding rural landscape and would not preserve the openness of the green belt.
The stable block will be visually intrusive
The recent installation of a three-phase electricity supply seems unnecessary for stables and a tack room.
The road is very narrow and access to the site would be difficult to negotiate with large vehicles.
- OCC Highway Officer - No objection subject to planning conditions being imposed.

4.0 RELEVANT PLANNING HISTORY

- 4.1 P89/N0514/CC/O. Erection of one agricultural dwelling and farm buildings for part-time small holding but excluding use for intensive livestock enterprises, construction of access. Withdrawn on 16 October 1989. P58/M0309. Site for erection of dwellinghouses with access. Ref. of Planning Perm on 07 May 1958.

5.0 POLICY & GUIDANCE

5.1 Adopted South Oxfordshire Local Plan 2011, policies:

- G2 – Protection and enhancement of the environment
- G4 – Development in the countryside and on the edge of settlements
- C1 – Landscape character
- GB2 – New buildings in the Green Belt
- GB4 – Visual amenity
- R10 – The keeping of horses

Planning Policy Guidance Note 2

6.0 PLANNING CONSIDERATIONS

- 6.1 The planning issues that are relevant to this application are:
1. Principle of development
 2. Impact on the openness and visual amenity of the Oxford Green Belt
 3. Highway impacts
 4. Impact on amenities
- 6.2 **Principle of development.** The site lies within the Oxford Green Belt where there is a general presumption against inappropriate development. PPG2 sets out the specific purposes for which new buildings within the green belt are permitted. Essential facilities for outdoor sport and outdoor recreation are permitted provided that the openness of the green belt is preserved. Paragraph 3.5. of PPG2 advises that possible examples of essential facilities include small stables for outdoor sport and outdoor recreation and as such, your officers consider that the principle of the development is acceptable in accordance with Policies GB2 and R10 of the adopted South Oxfordshire Local Plan and with advice contained within PPG2.

6.3 Impact on the openness and visual amenity of the Oxford Green Belt.

The proposed building is considered to be modest in terms of its footprint and height and the number of horses that it could accommodate and having regard to its small scale and to the fact that it will support a recreational use, officers consider that the proposal represents appropriate development within the green belt and would not therefore be harmful to the openness of the green belt.

The visual amenity of the green belt is also important and it should be protected from development that might be harmful by reason of its siting, materials or design. The stable is to be erected close to the northern boundary of the site which comprises a dense hedgerow. It will therefore be read in long distance views against the back drop of the hedge and will not be read in isolation. The building is to be erected in timber with a black corrugated steel roof which has a shallow pitch. The building is traditional and simple in its form and your officers consider that it is in keeping with the rural location and will not be harmful to the visual amenity of the oxford green belt.

6.4 Highway impacts. Having regard to the low intensity, personal use that is proposed your officers consider that the proposed development will not have a detrimental impact on highway safety or have a material impact on traffic levels in the area. The highway officer has raised no objection to the proposal but has recommended that planning conditions are attached to ensure that the visibility splays at the entrance to the site are appropriate and that the proposed parking area is fit for purpose. The proposal is therefore considered to comply with Policy R10 of the adopted South Oxfordshire Local Plan 2011.

6.5 Impact on amenities. The nearest residential properties are located at a distance of some 170 metres away on Bayswater Road. Your officers consider that, due to the 'domestic' rather than commercial nature of the development, to the small number of horses that will be kept on the land, to the distance to residential properties and to the rural and agricultural nature of the area, the proposed development will not damage the amenity of the area by reason of noise, smell or other disturbance in accordance with Policy R10 of the adopted South Oxfordshire Local Plan.

6.6 Other issues. A number of references have been made to the three-phase electricity supply that has recently been installed at the site in the neighbour representations that have been received. As a statutory undertaker, the electricity company is able to install an electric line under its permitted development rights and as such, the Local Planning Authority does not have any control over this matter. The agent was requested to clarify the need for such a supply and in an e-mail dated 29 May 2009 it was stated that '...the electricity supply has been provided for lighting and power within the proposed stable building and for no other purpose'.

6.7 Planning conditions. Although your officers consider that the proposed development is acceptable in its current form, it is considered that the introduction of horse jumps on the land, the erection of fences or other means of enclosure and the installation of external lighting could compromise the visual amenity and openness of the green belt and also be detrimental to the amenity of the occupants of nearby residents and to the rural character of the area. It is therefore recommended that conditions are attached to any planning permission requiring the submission of a formal application for any horse jumps, fencing or external lighting so that the merits of any such development could be considered by the local planning authority.

7.0 CONCLUSION

7.1 The proposal is considered to be appropriate development within the green belt. It will not cause any significant harm to the rural character of the area, to the amenity of neighbouring residents or highway safety and it is therefore recommended that planning permission is granted subject to appropriate conditions.

8.0 RECOMMENDATION

8.1 **That planning permission be granted subject to the following conditions:**

1. **Commencement 3 yrs - Full Planning Permission**
2. **Withdrawal of P.D. (fences and means of enclosure)**
3. **External Lighting – General**
4. **Withdrawal of P.D (horse jumps)**

Author Miss G Napier
Contact No. 01491 823737
Email Add. gabriella.napier@southoxon.gov.uk