
APPLICATION NO.	P10/E1349
APPLICATION TYPE	Full
REGISTERED	2 September 2010
PARISH	Rotherfield Peppard
WARD MEMBER(S)	Paul Harrison and Alan Rooke
APPLICANT	Mrs Y Howie
SITE	Kingwood Farm, Wyfold Lane, Rotherfield Peppard
PROPOSAL	Erection of a stable block.
AMENDMENTS	None
OFFICER	Paul Lucas

1.0 INTRODUCTION

- 1.1 This application is reported to the Planning Committee as a result of a conflict between the officer recommendation and the views of Rotherfield Peppard Parish Council.
- 1.2 The application site is shown on the OS extract **attached** as Appendix 1. The site comprises land belonging to a farming enterprise known as ‘Kingwood Farm’ amounting to some 17.5 hectares in agricultural use and consisting predominantly of grazing land. The farm lies in open countryside between the hamlet of Wyfold at its western edge and Rotherfield Peppard at its eastern edge. The majority of farm buildings are grouped towards the mid-way point of the farm along Wyfold Lane, which forms the southern boundary of the farm. The buildings consist of two steel portal framed barns and a farm workers’ dwelling. Vehicular access to the eastern end of the farm is achieved from Wyfold Lane via a single access point about 200 metres to the east of the main entrance to the farm. The eastern corner of the site is at a higher level than most of the farm, but falls away slightly from Wyfold Lane. There is a 1 metre high bank between the side of the road and the eastern field boundary. The agricultural holding and the surrounding area lie within the Chilterns Area of Outstanding Natural Beauty.

2.0 PROPOSAL

- 2.1 The application seeks full planning permission for the erection of a stable block to provide shelter for existing horses on the farm. The horses are kept as pets, but also make a limited contribution to the agricultural operation through grazing. The horses tend to graze at the eastern end of the farm, which is also grazed by other farm animals. This is why it is proposed to erect the stable block in the paddock at the eastern end of the farm. The stables would be L-shaped and would measure 14.4 metres on the north-south axis and 8.5 metres on the east-west axis. It would be 4.8 metres wide, including a roof overhang and 3.5 metres high. The building would incorporate 3 stable compartments, a tack/feed room and corner box to be used during foaling. The stables would be positioned 65 metres back from the road against a backdrop of small trees and shrubs. They would be constructed from timber feather edged shiplap boarding with timber doors and a black onduline roof.
- 2.2 The application is accompanied by a Design and Access Statement. This can be viewed on the Council’s website www.southoxon.gov.uk. The plans of the proposed development are **attached** as Appendix 2.

3.0 **CONSULTATIONS & REPRESENTATIONS**

3.1 **Rotherfield Peppard Parish Council** – The application should be refused due to:

The requirement to dedicate land for keeping horses on agricultural land has not been demonstrated:

- It would be more appropriate to locate any stables with existing farm buildings at the other end of the farm. This would provide less visual intrusion on the landscape and would provide better security.
- The proposed stables are very large for the stated purpose (“periodically used for ... two horses kept as pets”)
- Provision of services (eg water and construction access) to the proposed isolated location may be disruptive.

3.2 **Neighbours** – One representation of objection received, summarised as follows:

- Loss of landscape view;
- Displacement of grazing by domestic horse-keeping;
- Smaller horse shelters more appropriate.

4.0 **RELEVANT PLANNING HISTORY**

4.1 P10/E1150/AG – An agricultural notification for the erection of an identical stable block was withdrawn in September 2010 following officers’ advice that the proposal would not be used to accommodate horses primarily used for agricultural purposes.

4.2 Numerous other applications submitted in association with the development of the farm.

5.0 **POLICY & GUIDANCE**

5.1 Adopted South Oxfordshire Local Plan 2011 Policies:

G2 – Protection of the Environment

G6 – Promoting Good Design

C1 – Landscape Character

C2 – Areas of Outstanding Natural Beauty

EP2 – Noise and Vibrations

D1 – Good Design and Local Distinctiveness

D4 – Privacy and Daylight

R10 – The Keeping of Horses

T1 – Transport Requirements for New Developments

5.2 Supplementary Planning Guidance:

South Oxfordshire Design Guide 2008 – Section 5.

Chilterns Building Design Guide – Chapter 3

South Oxfordshire Landscape Assessment – Character Area 10

5.3 Government Guidance:

PPS1 – Delivering Sustainable Development

PPS5 – Planning for the Historic Environment

PPS7 – Sustainable Development in Rural Areas

PPG13 – Transport

PPG24 – Planning and Noise

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The SOLP 2011 Policy R10 explains that proposals involving or connected with the keeping of horses will be permitted, provided that the proposed development would not:
- be visually intrusive or damage the appearance and character of the area and the landscape; and
 - damage the amenities of the area in terms of traffic, excessive bridleway use, noise, smell or other disturbance.

Character and Appearance

- 6.2 Criterion (i) of the SOLP 2011 Policy R10 requires that development should not be visually intrusive or damage the appearance and character of the area and the landscape. Policy C2 seeks to safeguard the natural beauty and landscape quality of AONBs. The stables would be of a simple functional design with materials that would be typical of such buildings. Although the stables would be noticeable from Wyfold Lane at the point where it meets Chiltern Road, they would be set back from the roadside boundary and would be located in a corner of the field against a backdrop of trees and shrubs. The stables would face away from the road, presenting the plain rear elevation of the structure to the public view. The stables would be only partly screened by the height of the roadside bank, however, there is an opportunity for additional screening in the form of a new section of indigenous boundary hedge to be planted above the bank, which could be secured through a landscaping condition. It is considered that this would be more in keeping with the surroundings than the applicant's suggestion of planting an evergreen hedge on three sides of the stable block.
- 6.3 A similar stable building was granted planning permission (P09/E0985) in November 2009 on land to the south of Wyfold Lane, refer to plan mtp/2008/101 at **Appendix 3**. These stables were proposed twice the distance from the road as the current proposal, but were also positioned between two public footpaths. As such, the proposed stables would be less noticeable than these nearby stables. In conclusion, the stables would not detract from the Chilterns AONB landscape. If any lighting is required, the details would need to be agreed through a planning condition in order to prevent excessive light spillage. The Parish Council has suggested an alternative location for the stables, however, officers have to consider the merits of the proposal put before them. In light of this assessment, the proposed development would satisfy the above policies and criterion.

Amenity Impact

- 6.4 Criterion (iii) of the SOLP 2011 Policy R10 requires that development should not damage the amenities of the area in terms of traffic, excessive bridleway use, noise, smell or other disturbance. The proposal would make use of an existing access and as horses are already kept on the land, would not lead to a material increase in vehicular activity or use of surrounding bridleways, particularly as the horses would not be associated with a commercial equestrian use. The closest residential property is about 90 metres away and is therefore unlikely to suffer from noise or smells associated with the stables, or from any visual impact. The applicant states that the field is already supplied with water and electricity services. In the light of these circumstances, the proposed development would comply with the above criterion.

7.0 CONCLUSION

- 7.1 The application proposal would comply with the relevant Development Plan Policies, Supplementary Planning Guidance and Government Guidance and it is considered that, subject to the attached conditions, the proposed development would not materially harm the living conditions of nearby residents or the character and appearance of the area or result in conditions prejudicial to highway safety.

8.0 RECOMMENDATION

8.1 Grant Planning Permission subject to the following conditions:

- 1. Standard 3 year time limit**
- 2. Implementation in accordance with approved plans**
- 3. Schedule of materials for walls and roof**
- 4. Details of landscaping to include indigenous hedge prior to commencement**
- 5. Private use of stables limited to four horses to remain ancillary to operation of Kingwood Farm and not for separate equestrian or livery use**
- 6. Details of any external lighting prior to commencement**

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