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**SUBJECT            DEVELOPMENT APPLICATION REPORTS            ITEM 7**

**REPORT OF**      Head of Planning & Building Control

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<b>APPLICATION NO.</b>	<a href="#">P10/W1731</a>
<b>APPLICATION TYPE</b>	FULL
<b>REGISTERED</b>	15.11.2010
<b>PARISH</b>	GORING
<b>WARD MEMBER(S)</b>	Mrs Ducker Mrs Slatter
<b>APPLICANT</b>	Mrs Marie Edwards
<b>SITE</b>	Land at White Hills Reading Road Goring on Thames
<b>PROPOSAL</b>	Erect stable block.
<b>AMENDMENTS</b>	
<b>GRID REFERENCE</b>	461322/180810
<b>OFFICER</b>	Mrs K Gould (W)

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**1.0 INTRODUCTION**

- 1.1 This planning application has been referred to the Planning Committee because the recommendation conflicts with the views of the Parish Council.
- 1.2 The site lies on the edge of Goring within the Chilterns AONB. The southern boundary of the site abuts the Goring parish burial ground; the northern boundary of the site faces the Reading Road; the western boundary of the site abuts the access road whilst the eastern boundary of the site abuts open agricultural land.
- 1.3 A post and rail fence runs along the northern boundary of the site.
- 1.4 The applicant keeps Shetland ponies and miniature Shetland ponies and is a breeding expert on these specialist types of animals. The land has been used for the keeping of horses for in excess of 20 years. The applicant keeps approximately 12 Shetland ponies on the site together with 2 – 4 larger horses.
- 1.5 A location plan of the site is **attached** at Appendix 1.

**2.0 PROPOSAL**

- 2.1 This planning application seeks full planning permission to erect a stable block which would comprise 5 stables, a tack room and a hay store. The building will be constructed of timber boarding with a grey/green mineral felt roof in an “L” shape. The ridge height of the building would be 3.7m. The stables are needed to provide appropriate shelter for the animals which currently have to taken elsewhere in inclement weather.
- 2.2 An existing timber framed, timber clad, open fronted field shelter is to be removed as part of the proposal. A reduced copy of the submitted plan is **attached** at Appendix 2.

**3.0 CONSULTATIONS & REPRESENTATIONS**

- 3.1 Countryside Officer - No objection
- 3.2 Forestry Officer - No objection subject to a tree protection condition being recommended with any planning permission. ( to protect the mature hedge row trees)
- 3.3 Goring Parish Council – Refuse – Stable block too large, will be visually obtrusive situated adjacent to Reading Road on entrance to the village from Crays Pond, will conflict with quiet surroundings of the Whitehalls burial ground, possibility of future commercial use of the site which would be unsuitable in this location.

**4.0 RELEVANT PLANNING HISTORY**

- 4.1 None

**5.0 POLICY & GUIDANCE**

- 5.1 Adopted South Oxfordshire Local Plan
  - G2 - Protection of the environment
  - C2 - Areas of Outstanding Natural Beauty
  - R4 - Recreation in the countryside
  - R10 - The keeping of horses
  - T1/2 - Transport requirements for new developments

**6.0 PLANNING CONSIDERATIONS**

- 6.1 The main issues to be considered in the determination of this planning application are:
  - i whether the proposal would accord with the SOLP policies R10 and R4
  - ii. whether the proposal would adversely affect the character of the AONB
  - iii Trees

**6.2 . Whether the proposal accords with policy R10 of SOLP**

Policy R10 of SOLP allows for proposals involving or connected with the keeping of horses provided the development would not:

- (i) **be visually intrusive or damage the appearance and character of the landscape.** The scale of the proposed building is not excessive and with a maximum ridge height of 3.7m would not be visually intrusive in the landscape. By setting the building back from the Reading Road by some 20m, its visual prominence in the landscape would be minimised. The proposed materials of timber boarding and felt roof would ensure that the building would not appear incongruous in the landscape.
- (ii) **Conflict with the overriding objective in the Green Belt to maintain the open nature and rural character of the land.** The site does not lie within the Oxford green belt.
- (iii) **Damage the amenities of the area in terms of traffic, excessive bridleway use, noise, smell.** The use exists. The land is used for the keeping of horses already. It is the stable block which is new. The use of the stable block is for private use only so will not generate any more traffic than existing and the use will not generate any more use of bridleways. The Parish Council have raised an objection to the proposal on the grounds that it could adversely affect the peaceful location and atmosphere at the neighbouring Goring Parish burial ground. The proposed shelter would be

some 140m away from the boundary with the burial ground and the keeping of horses for private use does not generate excessive amounts of noise. There are no private dwellings close to the proposed stable block. It would not therefore adversely affect the amenity of any neighbours with regards to noise or smell. With regards to traffic, there is likely to be less vehicular movements to the site due to the fact that the horses could remain on site during inclement weather and during foaling rather than being moved to an alternative location.

**6.3 Impact on the character of the AONB**

Policy C2 of the SOLP seeks to resist development in the AONB which would harm the beauty or distinctiveness of the area. To be acceptable, the development must be of a scale and type appropriate with the area, and be sympathetic in terms of its siting, design and materials used. The proposed stable block, although larger than the existing field shelter is of modest proportions and with a maximum ridge height of 3.7m is not excessive in height. The materials are appropriate for such a rural use and the siting of the building some 20m from the edge of the Reading Road, would ensure that the building was not visually prominent. The proposed stable block would not be visually prominent from Reading Road. When travelling from the east the land rises slightly and then drops again by the site, this has the effect of minimising the visual impact of the proposal

**6.4 Trees**

There are a large number of trees and hedgerows on the site which are of high amenity value and offer an effective screen to the existing field shelter and the proposed stable block. A tree protection condition is recommended which will ensure that these landscape features are protected during the construction of the stable block.

**7.0 CONCLUSION**

7.1 The proposal is for a modest stable block in a rural location on land which is already used for the keeping of horses. The scale and materials of the proposal are in keeping with the surroundings and will not be visually intrusive in the Chilterns AONB. There would not be any adverse impact from the proposal on amenity, noise, smell or traffic grounds.

**8.0 RECOMMENDATION**

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

1. **Commencement 3 yrs - Full Planning Permission**
2. **Tree Protection (General)**
3. **Use of site as specified in the application – not for livery.**

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