

<b>APPLICATION NO.</b>	<a href="#">P17/S0201/FUL</a>
<b>APPLICATION TYPE</b>	Full application
<b>REGISTERED</b>	18.1.2017
<b>PARISH</b>	Stoke Row
<b>WARD MEMBERS</b>	Charles Bailey and David Nimmo-Smith
<b>APPLICANT</b>	Mrs Lucy Ogston
<b>SITE</b>	Land north of Clayhill Wood, Stoke Row
<b>PROPOSAL</b>	A. Application for change of use of agricultural land to equestrian use. B. Application to replace the existing stables and storage building with two permanent buildings: i) American barn for stabling horses; ii) Secure storage barn for hay, bedding and agricultural machinery (position of storage barn revised to increase separation from ancient woodland as shown on amended site plan received 28th February 2017).
<b>AMENDMENTS</b>	None
<b>OFFICER</b>	Paul Lucas

1.0 **INTRODUCTION**

1.1 Officers recommend that planning permission is granted. This report explains how officers have reached that conclusion. The application is referred to the planning committee, because the site area exceeds 2 hectares.

1.2 The application site is shown at **Appendix A**. The land holding comprises of 3.98 hectares of grassland (subject to this application) and 3.62 hectares of woodland. The site is accessed of the main highway by an existing track. There are two wooden buildings on site comprising two stables, a storage barn and lockable tack room. Each building measures 7.5m x 4.3m providing a total floor area of 64.5m<sup>2</sup>. These buildings were erected by the applicant in 2006. The applicant has used the grassland area (3.98 hectares) since 2001 for her own private equestrian use. The applicant currently has six horses, of which five are on site and one is out on loan. The grassland area is divided into six paddocks for rotational grazing by the horses, with the horses fed supplementary hay during the winter months. The Applicant owns a range of agricultural machinery including two tractors, two sets of harrows, fertiliser spreader, roller and topper used for grassland maintenance. In addition, the Applicant has a 7.5 tonne horse box, and an Ivor Williams trailer and a quad bike used for transport. The agricultural machinery is stored outside. The Applicant also has a small egg laying poultry flock on the site. The site lies within the Chilterns AONB.

2.0 **PROPOSAL**

2.1 The application seeks full planning permission for the change of use of the land from agricultural to equestrian and the erection of an ‘American’ barn to stable her horses. The barn would measure 18.0m x 10.8m with a height to eaves of 2.3m and height to ridge of 4m. The barn contains six stables, tack room, feed store and rug room. In addition, the applicant proposes to erect a storage barn for the secure storage of agricultural machinery, purchased hay and bedding. The building would be a single span steel-framed structure measuring 12m x 12m with a height to eaves of 4.3m and a height to ridge of 5.9m. The existing buildings would be removed. Change of use is not proposed for the applicant’s woodland area (3.62 hectares). The application was amended to move the storage building further from the adjacent Ancient Woodland.

- 2.2 The current plans for the application can be found at **Appendix B**. Other supporting documentation can be viewed on the Council's website:  
<http://www.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P17/S0201/FUL>

### 3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 **Stoke Row Parish Council** - No strong views  
**Countryside Officer** (South Oxfordshire & Vale of White Horse) - No objection  
**Highways Liaison Officer** (Oxfordshire County Council) - No objection subject to conditions  
**Forestry Officer** (South Oxfordshire District Council) - No objection to amended layout  
**Neighbours** – No representations received

### 4.0 **RELEVANT PLANNING HISTORY**

- 4.1 None directly relevant.

### 5.0 **POLICY & GUIDANCE**

- 5.1 South Oxfordshire Core Strategy policies

CS1 - Presumption in favour of sustainable development  
CSEN1 - Landscape protection  
CSQ3 - Design  
CSS1 - The Overall Strategy

- 5.2 South Oxfordshire Local Plan 2011 policies;

C8 – Maintain and enhance biodiversity  
C9 - Loss of landscape features  
D1 - Principles of good design  
D2 - Safe and secure parking for vehicles and cycles  
EP2 - Adverse affect by noise or vibration  
G2 - Protect district from adverse development  
G4 - Protection of Countryside  
R10 - Proposals involving the keeping of horses  
T1 - Safe, convenient and adequate highway network for all users  
T2 - Unloading, turning and parking for all highway users

South Oxfordshire Design Guide 2016  
South Oxfordshire Landscape Assessment – Character Area 3

- 5.3 National Planning Policy Framework  
National Planning Policy Framework Planning Practice Guidance  
The policies within the SOCS and the SOLP 2011 of relevance to this application are considered to be in general conformity with the provisions of the NPPF and therefore this application can be determined against the relevant policies above.

### 6.0 **PLANNING CONSIDERATIONS**

- 6.1 The planning issues that are relevant to this application are whether:
- There would be any adverse impact on the landscape; and
  - The amenities of the area would not be damaged in terms of traffic, excessive bridleway use, noise, smell or other disturbance.

Visual Impact

- 6.2 Criterion (i) of Policy R10 of the SOLP 2011 explains that the erection of buildings associated with the keeping of horses should not have a detrimental effect on the character and appearance of the area and the landscape. Policy CSEN1 of the SOCS explains that high priority will be given to conservation and enhancement of AONBs and planning decisions will have regard to their setting. The grassland area has been used for the Applicant's own horses since 2001 and they have been attended to by the applicant and her family on a daily basis. The Equine Industry Welfare Guidelines for Horses, Ponies and Donkeys (Third Edition) recommends that horses require a minimum of 0.4 hectare per animal where no supplementary feed is being provided and more if the land is used for exercise and/or hay production. The applicant purchases hay and hard feed for her horses, does not make any hay on the grassland area, but does use the grassland to exercise her horses as well as local bridleways. The site is relatively secluded from public views due to being surrounded by Ancient Woodland.
- 6.3 The Council's Forestry Officer is satisfied that the buildings would not compromise the woodland and consequently they would be well screened on the lower part of the sloping site. The design of the buildings is considered to be fit for purpose and the materials appropriate for these type of structures. It is clear therefore that the applicant's use of the land for her horses is not intensive. The proposal for the change of use from agriculture to equestrian use would not be visually intrusive or damage the appearance and character of the area or landscape in accordance with the above policies.

Amenity & Traffic Impact

- 6.4 Criterion (iii) of Policy R10 of the SOLP 2011 states that the amenities of the area in terms of traffic, excessive bridleway use, noise, smell or other disturbance should not be adversely affected. There are no immediately adjoining residential properties that might suffer from noise or smells. The Highway Liaison Officer is satisfied that acceptable visibility can be maintained at the access point through a planning condition. The level of activity associated with stables of this scale would be unlikely to result in any significant intensification of transport activity at the site or have a significant adverse impact on the highway network. A planning condition is necessary to require the keeping of horses to remain for recreational purposes for the landowner to prevent any intensification into a commercial use, which could give rise to an unacceptable increase in vehicular movements and general activity. Consequently, the above criterion would be satisfied.

**7.0 CONCLUSION**

- 7.1 The proposed development complies with the relevant policies of the Development Plan, Supplementary Planning Guidance and government guidance. The development would not materially harm the character and appearance of the Chilterns AONB landscape and there would be no adverse effect on residential amenity, highway safety or the use of the surrounding bridleway network.

**8.0 RECOMMENDATION**

- 8.1 **To grant planning permission subject to the following conditions:**

- 1. Commencement of development within three years.**
- 2. Development to proceed in accordance with approved plans.**
- 3. Materials to be used as set out on the application forms.**
- 4. Vision splay protection retained free of obstructions above 0.9 metres in height.**
- 5. Parking and manoeuvring areas retained as shown on approved plans.**
- 6. Tree protection measures to be agreed prior to commencement of**

development.

7. Private use of land, barn and storage building – no commercial use.

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