

**Planning Committee:** 27 November 2012

**Item Number: 13**

**Application No:** W 12 / 1174

**Town/Parish Council:** Rowington

**Case Officer:**

Liam D'Onofrio

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**Registration Date:** 17/10/12

**Expiry Date:** 12/12/12

**Sandall House Farm, Narrow Lane, Lowsonford, Solihull, B95 5HN**

Muck heap enclosure and new hardstanding (retrospective) FOR Ms D Saber

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This application is being presented to Committee due to a potential objection from the Parish Council.

**RECOMMENDATION**

Planning Committee are recommended to grant planning permission.

**DETAILS OF THE DEVELOPMENT**

Planning permission (retrospective) is sought for a muck heap enclosure and new hardstanding area. The muck heap enclosure is constructed of concrete sectional panels painted light green and measures 18 metres long by 6 metres deep by 1.85 metres high and is separated into five bays which are open to the elements. The horse manure will be kept on an impervious concrete base.

The scheme also includes a new hardcore surface to be located around the horse exercise pen, (granted under W/10/0034).

The supporting statement comments that the manure stored in the muck heap does not leave Sandall House Farm, some is ploughed into fields for the haylage crop and some is used to feed the wormery. The area around the horse exercise pen has been laid with a porous hardcore surface and merges with the new drive (W/12/0448) and older concrete and hardcore hardstanding located nearest the stables. The applicant notes that this area is regularly trafficked by horses and the new hardstanding has stabilised the ground that would otherwise be churned up. The land is prone to waterlogging and heavy mud during wet periods.

**THE SITE AND ITS LOCATION**

The application site is located on the northern side of Narrow Lane, between Santan Farm and Sanbrook Farm, within the Green Belt and Arden Ancient Landscape Area. It is a substantial equestrian establishment with a range of buildings of various ages and designs. The site is within Flood Zone 3.

**PLANNING HISTORY**

Sandall House Farm has historically been agricultural however planning history indicates that the site became a mixed agricultural/equestrian use in the mid 1980's.

Supporting information indicates that there are currently 27 horses stabled at the farm, with a lawful capacity to stable up to 44 horses, reduced from 48 following the planning permission in April 2009 under application W08/1679.

The most recent/relevant applications are identified below:

W/08/1679 - New stable block, new access, farm drive and bridge (retrospective), construction of external staircase to grooms accommodation and enlargement of domestic curtilage. This permission allowed for the reduction of the lawful capacity of horses stabled at the farm to 44: Granted 2nd April 2009

W/10/0034 - Construction of horse exercise pen: Granted 21st March 2012.

W/12/0448 - Construction of new drives: Granted 13<sup>th</sup> June 2012.

W/12/0901 - Variation of condition 2 imposed on planning permission W98/1384 (construction of exercise track). Condition 2 to read "With reference to drawing 5407-107 dated July 2012, the use of the track between points A and B for the purposes hereby permitted shall be restricted to the hours of 0600 to 1200 Monday to Saturday and at no time on Sundays and the use of other parts of the track (the Circus) for the purposes hereby permitted shall be restricted to the hours of 0600 to 2100 Monday to Saturday and at no time on Sundays":  
Granted 6<sup>th</sup> September 2012.

### **RELEVANT POLICIES**

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
- RAP13 - Directing New Outdoor Leisure and Recreation Development (Warwick District Local Plan 1996 - 2011)
- National Planning Policy Framework

### **SUMMARY OF REPRESENTATIONS**

**Rowington Parish Council:** Comments awaited.

**Community Protection:** No objection, subject to conditions.

**Public response:** No comments received.

### **ASSESSMENT**

The main factors relevant to the consideration of the application are: the principle for development within the Green Belt; the visual impact and flood risk issues.

#### **Principle**

The National Policy Planning Framework (NPPF) 2012 advises in Section 9. Protecting Green Belt land (paragraph 89) that provision of facilities for outdoor sport and outdoor recreation can be considered as appropriate development within the Green Belt, as long as schemes preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. Paragraph

90 of the NPPF 2012 states that other certain forms of development, including engineering operations such as hardstanding, are also not inappropriate provided they preserve openness.

In this case the application site relates to an existing and established equestrian site used for outdoor sport and outdoor recreation. The muck heap is an appropriate facility associated with the equestrian use of the site. The hardstanding will help to avoid land becoming waterlogged and muddy from the movement of horses.

The proposed scheme is therefore considered to represent appropriate development within the Green Belt and is acceptable accordingly.

### **Siting/impact upon visual amenity**

The proposed muck heap is not particularly attractive but provides a utilitarian structure with a specific purpose. Despite being visible from a nearby public footpath the structure is set within the existing group of buildings and viewed within this context. The development is well screened from public highway. The new hardstanding links into existing hardstanding areas around existing buildings and structures and is largely inconspicuous.

The development is not therefore considered to have resulted in any significant impact upon visual amenity.

### **Other matters**

The site is located within Flood Zone 3. The applicant states that the hardstanding has been constructed with porous road planings to a depth of 6 to 9 inches with no sub-base layer. The NPPF Technical Guidance identifies outdoor sports and recreation and essential facilities as water compatible development. Such development does not trigger Environment Agency consultation or raise any standing advice requirements.

The Community Protection Team have been consulted and consider it necessary to ensure that the development does not result in the loss of any flood plain volume, thus pushing water elsewhere within the flood plain. A condition has therefore been suggested requiring any volume removed from the flood plain to be accommodated elsewhere on site to ensure no net loss of flood plain volume. This will be achieved by removing an agreed section of material from the flood plain reflecting the volume created by the additional hardstanding materials imported to site.

### **CONCLUSION/SUMMARY OF DECISION**

In the opinion of the District Planning Authority, the development does not prejudice the openness and rural character of this green belt area and is considered to comply with the policies listed.

### **CONDITIONS**

- 1 The site must be self-draining and the structure and imported hardstanding materials must not impede flood flows and not result in any loss of flood plain volume. Any volume removed from the flood

plain by the development must therefore be accommodated elsewhere on the site. A scheme shall be submitted to the local planning authority for approval within 2 months of the decision date showing the locations where earth volume will be removed from the flood plain and relocated, including calculations to demonstrate the fill/cut volumes for the site to result in no net loss of floodplain volume. The approved scheme shall then be carried out in full within six months of their approval. **REASON:** To minimise the risk of flooding elsewhere within the flood plain in accordance with Policies DP2, DP3 and DP11 of the Warwick District Local Plan 1996-2011.

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