

**Planning Committee:** 27 May 2014

**Item Number:** 18

**Application No:** W 14 / 0398

**Town/Parish Council:** Rowington  
**Case Officer:** Emma Spandley  
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**Registration Date:** 21/03/14  
**Expiry Date:** 16/05/14

**Sandall House Farm, Narrow Lane, Lowsonford, Solihull, B95 5HN**  
Construction of Manege FOR Ms Saber

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This application is being presented to Committee due to an objection from the Parish Council having been received.

### **RECOMMENDATION**

Planning Committee are recommended to GRANT planning permission subject to the conditions listed below.

### **DETAILS OF THE DEVELOPMENT**

The application proposes the construction of an external manege of dimensions 65 metres x 35 metres, surfaced with a sand and rubber compound and enclosed by a 1.5 metre high post and rail fence. The application is supported by a planning statement and a flood risk assessment and the manege will include a modular soakaway.

This application is a resubmission of a previous application W/13/1131 and differs from the previous submission as follows:-

- It will be located further away from Kingswood Brook;
- There is not proposed to be any loss of trees or shrubs;
- It is located closer to the equestrian buildings forming the core of the site, and
- It is located further away from the public footpath running through the site.

### **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 open countryside, Green Belt and Arden Ancient Landscape Area. It comprises a substantial equestrian establishment with a range of buildings of various ages and designs.

The proposed site of the manege lies in a field to the immediate east of the core of the site, adjacent to an existing hard standing which was granted permission on appeal in 2013 and is approximately 17 metres from the existing stables. The site is located within Flood Zone 3 where there is the greatest risk of flooding.

## **PLANNING HISTORY**

Between 1985 to 2007 the land and buildings were used as a show jumping training facility along with the training of race horses, and the keeping of livestock. Several applications were submitted during this time to improve the equestrian facilities on site. It is understood that the land stabled around 34 horses; however by virtue of planning permission for an additional stable block in 2005 (application W/05/0831) the capacity of the yard for stabling of horses grew to 48. In 2007 the land was sold to the applicant who runs the site for the schooling, training and starting yard for horses.

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/10/0035 - Variation/ deletion of conditions on exercise track
- 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) principally to vary the hours of use. Granted 6<sup>th</sup> September 2012.
- W/13/1131 - Demolition of existing stable, erection of mixed-use stable and agricultural store, construction of manege including 1.5 metre high post and rail fencing and construction of new hardstanding (retrospective): Refused 6th January 2014. This application was the subject of an appeal during which the manege was removed from the proposal. The appeal was allowed (without the manege) and planning permission was granted for demolition of existing stable, erection of mixed-use stable and agricultural store, and new hard standing on 30th April 2014.

## **RELEVANT POLICIES**

- National Planning Policy Framework
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- The emerging Warwick District Local Plan 2011 - 2029.

## **SUMMARY OF REPRESENTATIONS**

**Rowington Parish Council** - Objection on the grounds of inappropriate development within the Green Belt and Arden Landscape Area and the absence of very special circumstances; there being no requirement for the proposals which extend the core developed area of the site into open countryside and increase the visual impact of the site area from the highway; the location of the proposed development within Flood Zone 3 where no development should take place unless it is water compatible. Further, Policy FW1 of the emerging Local Plan states that development should be directed away from areas of flood risk. Issues relating to non compliance with the requirements of a previous planning permission were also raised.

**Highways (WCC)** - No objection

**Ecology (WCC)** - No objection

**Environment Agency** - No objection

**National Grid** - No objection.

## **ASSESSMENT**

The main issues in the consideration of this proposal are whether it comprises appropriate development in the Green Belt; the impact on the openness and character of the countryside and Green Belt; whether it causes an unacceptable flood risk and whether ecological concerns are a constraint to development.

### **Issue 1 Green Belt; Openness and Rural Character**

Paragraph 79 of the NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts being their openness and their permanence. Paragraph 90 includes a list of types of development which are not considered to be inappropriate within the Green Belt provided that they preserve openness and do not conflict with the purposes of including land in the Green Belt and which includes development comprising engineering operations.

The proposed construction of the manege the subject of this application is considered to comprise an engineering operation which by its nature is not considered to materially impact upon openness or the purpose of including land within the Green Belt and as such is considered to be appropriate development. Whilst the proposal extends over a substantial area of the site, the re siting relative to the earlier proposal closer to the core of existing buildings and adjacent to the exiting access way is considered to contribute to the retention of the compact nature of the cluster of activities within the site such that there is not considered to be any material impact upon character and openness to the extent that a refusal of planning permission could be sustained.

### **Issue 2 Flood Risk**

The Environment Agency consider the proposed development to be "water compatible" development because it will lie flush to the existing ground levels and will not take up floodplain storage. They therefore raise no objections to the proposed manege.

### Issue 3 Ecological constraints

In connection with the earlier proposal, ecological issues were raised with regard to the construction of the manege due to a net loss of trees and shrub vegetation and the encroachment on the riverside wildlife buffer. The amended proposal has addressed some of these matters. The outstanding issue concerning the need for care to protect reptiles and badgers during construction activities are to be addressed by means of appropriate notes attached to any grant of approval.

### Other matters

A public footpath runs along the western boundary of the site and is located over 50 metres away from the proposed location of the manege.

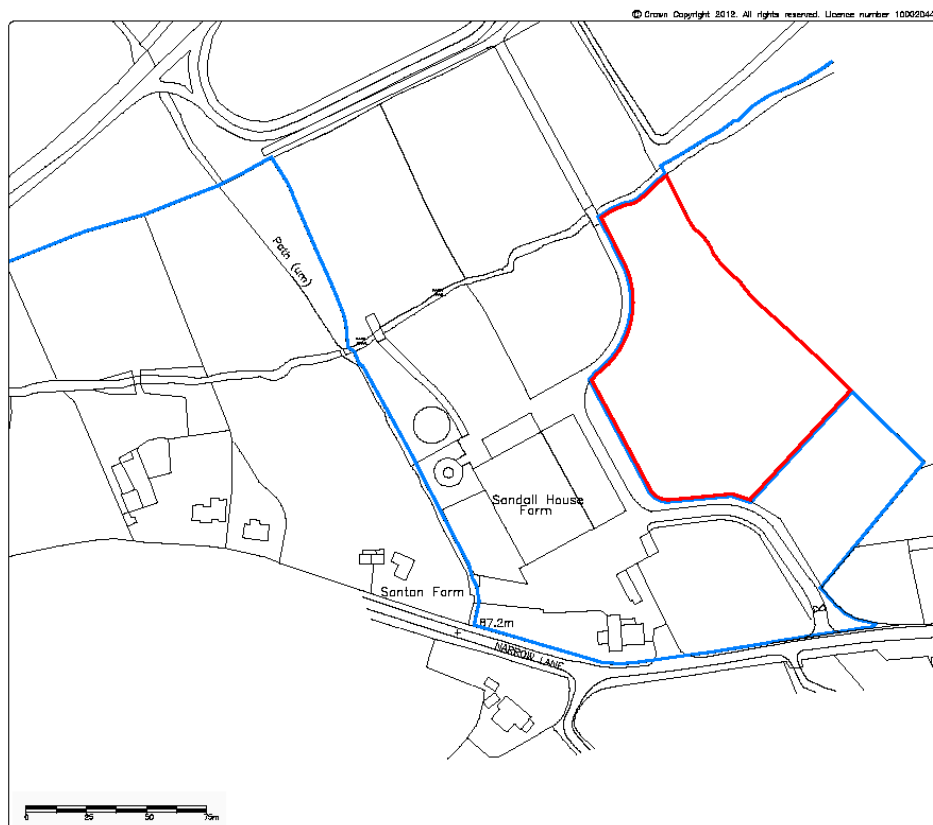
A gas mains pipeline is located to the east of the site, outside the red line site. It runs under part of Sandbrook Farm and therefore will not have an impact on the siting of the manege.

### **SUMMARY/CONCLUSION**

This revised proposal is considered to comprise appropriate development within the Green Belt and is considered to be acceptable in terms of any effect on the character and openness of the countryside and Green Belt. There are no material flooding or ecological issues sufficient to justify the refusal of planning permission and it is considered the proposed is in accordance with the aforementioned policies.

### **CONDITIONS**

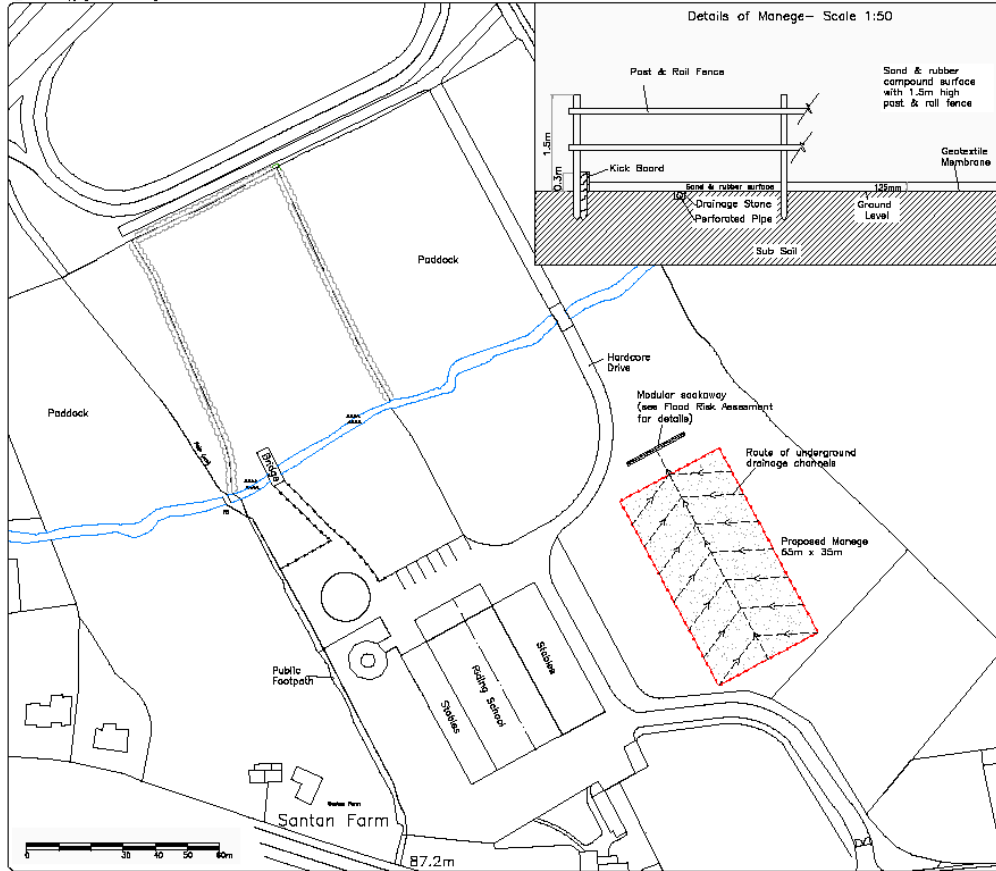
- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawings 5407 -207 Rev B; 5407-110 Rev E and 5407-110 Rev G, and specification contained therein, submitted on 20th March 2014. **REASON :** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.



Drawing	Location Plan
Project	Sandall House Farm Narrow Lane Lowsonford
Client	Ms Danise Sabar
Drawing No	5407-110 Rev E
Scale	1:1250 @ A3
Date	January 2014

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Drawing Proposed Block Plan

Project Sandall House Farm  
Narrow Lane  
Lowsonford

Client Ms Denise Sabar

Drawing No 5407-211 Rev G

Scale 1:1000 @ A3

Date January 2014

**stansgate**  
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