DELEGATED REPORT

Recommendation Made: 19 May 2008

Reference:- 08/00216/FUL **Parish:- Newbold Verdon Parish Council**

Applicant:- Mr Martin Bates
The Fields Farm
Barleston Road
Newbold Verdon
Leicestershire

Location:- Fields Farm Barlestone Road Newbold Verdon Leicester Leicestershire

Proposal:- CHANGE OF USE OF BUILDINGS TO FORM TWO LIVERY STABLES AND A WORKSHOP AND ERECT 6 NEW LIVERY STABLES

Introduction:-

The application relates to a complex of farm buildings which are now partially in use as a livery stables. Many of the fields around the buildings are used for the grazing of horses. Planning permission is sought for the demolition of a range of existing sheds and erection of stables located immediately to the north of the existing buildings, and conversion of existing garage to stables. Planning permission is also sought for the change of use of the now redundant milking parlour into an industrial workshop with an access road proposed that loops round to the north of the existing complex.

The proposed new building is a single storey building containing 6 stables which face the existing manage and seating area. The proposal would move the building away from an existing mature oak tree.

Relevant planning history

04/00238/COU	Conversion of agricultural building to livery stable and erection of toilet block	Permitted 04.05.04
02/00275/COU	Change of use and adaption of buildings and land to livery business and formation of all weather riding area.	Permitted 24.04.02
00/00748/FUL	Creation of new vehicle access	Permitted 18.12.00

Consultations:-

No objection received from
Director of Highways, Transportation and Waste Management (highways)

No objection subject to a condition have been received from:
Manger of Community Services (pollution)
Manger of Community Services (land drainage)

To date no letters have been received from neighbouring properties.

Development Plan Policies:-

PPS 7- Sustainable development in rural areas.

Hinckley and Bosworth Local Plan

BE1 - Design and siting of development
NE5- Development in the countryside

Appraisal:-

The main considerations in respect to this application are the visual impact of the proposed new building, the impact on the open countryside of the proposed access drive and the impact of the proposed workshop on the amenities of neighbouring residential properties.

The proposed demolition of an existing farm building and construction of new stables is considered acceptable. The existing building is reaching the end of its life and therefore the replacement would improve the visual appearance of the proposal. The proposed building would be seen from Barlestone Road against the backdrop of the other buildings on the site. There is a well-established livery business on the site and the erection of 8 extra stables and conversion of garages to provide two more is not considered to materially effect the use of the site.

The proposed workshop and associated access road introduce an additional use onto the site. The principle of reusing redundant farm buildings is supported within PPS7 and policy NE5. The principle is therefore acceptable. To the north of the site the land falls away into a small valley with houses located on the top of the return slope. The site to this side is very open and subject to long views across the valley. The access road would extend the parameters of the farm complex further into the open countryside. However with screen planting it is not considered that the roadway would detrimentally affect the character or appearance of the open countryside and is located close enough to the existing developments not to have an isolated appearance. However it is recommended to condition landscape planting to help screen the proposal and improve the visual appearance of the area.

Environmental Health has expressed concerns regarding the proximity of the two residential properties to the proposed warehouse. It is recommended to place a condition on the proposal restricting the hours of operation of the business and the use classes they can operate under.

RECOMMENDATION :- Permit subject to the following conditions :-

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 and NE5 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

(i) proposed finished levels or contours
(ii) hard surfacing materials
(iii) minor artefacts and structures (e.g. refuse or other storage units, signs, lighting, etc.)
(iv) planting plans
(vi) written specifications
(vii) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
(viii) implementation programme.

3 No horse manure or other waste materials shall be burnt on the site at any time.

4 The porposed warehouse building as shown on drawing BATES-01 received 03-03-08 shall only operate between the hours of 07.00 - 18.00 Monday to Friday ~~and~~ 08.00 -13.00 Saturdays. and at no times on Sundays or public holidays.

5 The warehouse, shown on drawing number BATES-01 received 03.03.08, shall not be used within Class B2 of the Town and Country Planning (Use Classes Order) 1997 as amended, or any provision equivalent to that class or any statutory instrument revoking and reacting that order with or without modification, unless otherwise agreed in writing with the Local Planning Authority.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 To ensure that the work is carried out within a reasonable period and thereafter maintained to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

3 To protect the amenities of the neighbrouing residents in accordance with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

4 To protect the amenities of neigrhbouing properties in accordance with Policy BE1 of the Hinckley and Bosworth Local Plan.

5 To protect the amneities of neighbouring residents.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

Contact Officer:- Sarah Humphries Ext 5680