

SECTION '2' – Applications meriting special consideration

Application No : 13/01069/FULL2

Ward:
Darwin

Address : Petleys Farm House Luxted Road
Downe Orpington BR6 7JS

OS Grid Ref: E: 543040 N: 161600

Applicant : South Darenth Farms & Cold Store Co. **Objections :** NO
Ltd.

Description of Development:

Change of use of 2 agricultural buildings to provide 4 stables, feed room, tack room and associated storage and change of use of land for the private keeping of horses. Change of use of part of agricultural building for car parking for existing residential use at Petleys Farm and re cladding of buildings.

Key designations:

Conservation Area: Downe Village
Areas of Archeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
London City Airport Safeguarding

Proposal

This application seeks to change the use of 2 existing agricultural buildings to provide 4 stables, tack room, feed room, parking for the adjacent residential use (3 spaces) and associated storage, along with the change of use of an arable field for private stabling of horses and the recladding of the buildings. Provision is proposed for tractor and hay storage within the building.

The buildings form part of a derelict farmyard - it is understood that the relating land has been farmed remotely for some time and they have only been used for low key storage.

Permission has been granted for demolition of some of the adjacent buildings and the conversion of another to form a residential dwelling with outbuilding and curtilage, which is currently being implemented. The buildings subject of this application fall outside the residential use, and the application seeks to convert them to private stables, along with 2.67 hectares of land to be used as paddock.

The application includes minor elevational changes and recladding but no extensions to the buildings.

Location

The site is located within the Green Belt and the buildings and land immediately around fall within the Downe Village Conservation Area, although the proposed paddock lies outside.

The application has been submitted with a bat survey, and planning, heritage, design and access statement.

Comments from Local Residents

At the time of report writing no representations had been received from local residents.

Comments from Consultees

From a Highways aspect there is no objection to the proposal, subject to it not being a commercial use as the existing junction of the site with Luxted Road has inadequate sightlines.

There are no objections from a heritage viewpoint.

Planning Considerations

The application falls to be considered primarily with regard to Unitary Development Plan Policies T3 (Parking), BE1 (General Design of Development), BE8 (Listed Buildings), BE11 (Conservation Areas), BE16 (Archaeology), G1 (Green Belt), G9 (Agricultural Land), L1 (Recreational uses), and L3 (Horse and Stabling)

The National Planning Policy Framework 2012 is also relevant.

Planning History

Under ref. 00/00141, an agricultural occupancy condition was transferred from a 1970 house adjacent to the farm to Petleys Farm House which is adjacent to the farm yard.

Under refs. 08/00205 and 09/00145, permission was refused for the conversion of an existing barn and outbuilding to dwelling. Ref. 09/00145 was subsequently allowed at appeal and is currently being implemented.

Under ref. 09/00465, the agricultural occupancy tie attached to Petleys Farm House was sought to be removed. This was refused

Application ref. 10/02967 sought permission for an alternative access to Petleys Farm from Rookery Road / High Street opposite North End Lane but this was withdrawn.

Application ref. 13/01068 is also on this agenda for the conversion of covered car parking to part of the residential accommodation in the converted barn.

Conclusions

The primary issues to be considered in respect of this application are: the appropriateness of the use and impact upon openness within the Green Belt, the impact on the character and appearance of the Conservation Area, and the impact on surrounding residential properties.

With regard to the impact of the proposal on the Green Belt, Policy G1 and the NPPF support the re-use of buildings within the Green Belt provided that the buildings are of permanent and substantial construction and do not require extensive or complete reconstruction. The NPPF is silent in respect of changes of use and whether they are appropriate or not, however Policy G1 states that changes of use will be inappropriate unless they maintain openness and do not conflict with the purposes of including land within the Green Belt.

The only physical changes proposed are external cladding, the addition of internal dividing walls and some elevational alterations. It would appear that the buildings are capable of reuse in the manner proposed without extensive or complete reconstruction and therefore this is considered acceptable in Green Belt terms. The change of use of the land for keeping of horses will maintain its openness subject to suitable controls over additional related development such as fencing and sand schools.

In respect of the impact on the character and appearance of the Conservation Area, the proposed cladding will provide a suitably rural appearance which will respect the character of the area. Conditions are suggested in respect of any hardsurfacing and to ensure that the materials are suitable. There is a good separation to the statutory listed building at Petleys to the south and there is not considered to be any adverse impact.

Policy G9 states that land that complies with Policy G1 but results in the loss of the best and most versatile agricultural land will be expected to allow for the future use of the land for agricultural purposes. The application proposal does allow for future reuse and therefore complies with this policy.

With regard to the provision of horse stabling facilities, Policy L3 states that these will only be permitted subject to an acceptable impact on the Green Belt and adjoining residential properties, and should not result in an unacceptable intensification of horse-related activities. The British Horse Society recommends 1-2 acres (0.4-0.8 ha) of pasture for each horse during the summer, and this would be met by this proposal.

The proposal to use part of the barn for parking for the adjacent residential use is not considered to conflict Green Belt policy, subject to no extension of the residential curtilage which would require further consent. The limited use of the building proposed for parking, given that it would appear that the private stable use

will be for the owners / occupiers of the newly converted barn, would appear to be acceptable.

In summary, the proposed uses for the building will preserve the openness of the site and provide for storage of related equipment and materials within the existing buildings. The proposals will preserve the character and appearance of the Downe Village Conservation Area and subject to suitable conditions, are on balance considered acceptable.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACA07 Boundary enclosure - no detail submitted
ACA07R Reason A07
- 3 ACC08 Satisfactory materials (all surfaces)
ACC08R Reason C08
- 4 ACH02 Satisfactory parking - no details submit
ACH02R Reason H02
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no buildings, structures, alterations, walls or fences of any kind shall be erected or made within the site without the prior approval in writing of the Local Planning Authority.

Reason: In order that any future development can be considered in the interests of the openness and character of the Green Belt and the character and appearance of the Downe Village Conservation Area with regard to Policies G1 and BE11 of the Unitary Development Plan.

- 6 The converted buildings hereby permitted shall be used only for the private stabling of horses with ancillary storage and for the provision of 3 parking spaces for the adjacent residential property, and the external areas of the site shall only be used for the private keeping and grazing of horses and for no other purpose without the prior approval in writing of the Local Planning Authority.

Reason: In the interests of the openness and character of the Green Belt and the character and appearance of the Downe Village Conservation Area with regard to Policies G1 and BE11 of the Unitary Development Plan.

- 7 ACJ14 Restriction to private stables
ACJ14R J14 reason
- 8 There shall be no external lighting without the prior written approval of the Local Planning Authority.

Reason: In the interests of the openness and character of the Green Belt and the character and appearance of the Downe Village Conservation Area with regard to Policies G1 and BE11 of the Unitary Development Plan.

- 9 ACJ28 Restriction on no. of horses (1 insert) 4
ACJ28R J28 reason
- 10 ACK03 No equipment on roof
ACK03R K03 reason

Application:13/01069/FULL2

Address: Petleys Farm House Luxted Road Downe Orpington BR6 7JS

Proposal: Change of use of 2 agricultural buildings to provide 4 stables, feed room, tack room and associated storage and change of use of land for the private keeping of horses. Change of use of part of agricultural building for car parking for existing residential use at Petleys Farm and re



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

© Crown copyright and database rights 2013. Ordnance Survey 100017661.