

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 14/00298/FULL1

Ward:
Darwin

Address : Maple Farm Cudham Lane South
Cudham Sevenoaks TN14 7QD

OS Grid Ref: E: 544852 N: 159111

Applicant : Mr & Mrs C Ganley

Objections : NO

Description of Development:

Construction of 40m x 20m sand school with 1.6m high post and rail fence on land to the rear of Maple Farm

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
Local Distributor Roads

Proposal

It is proposed to replace an existing sand school located to the rear of the house and yard, which was not constructed with proper drainage, with a new properly constructed sand school surfaced with washed silica sports sand on base layers of limestone (or similar) over a geotextile membrane. The area would measure 40m x 20m, and it would be enclosed by a 1.6m high post and rail timber fence. The drainage would run out into the paddock at the rear, and a soakaway would be constructed 3m from the edge of the sand school.

The sand school would be for the exercise of horses for the private use of the applicants and their friends, and would not be used for any commercial purposes. In addition, no floodlighting is proposed.

Location

Maple Farm is located on the eastern side of Cudham Lane South within the Green Belt, and occupies a site area of 3.3 hectares which includes a detached bungalow, a yard and associated paddocks. The yard contains former agricultural buildings which include a large barn in relatively good condition, and stables and

outbuildings which are in poor condition. The open land to the south and east is in equestrian use, and includes a small orchard.

Maple Cottage lies to the north of Maple Farm, and there are residential dwellings on the opposite side of Cudham Lane South.

Comments from Local Residents

No third party comments have been received to date.

Comments from Consultees

The Council's Highway Engineer considers that as the proposals are for a replacement sand school facility with no commercial use proposed, there is unlikely to be a significant increase in trips to or from the site, and no objections are therefore raised.

From a drainage point of view, the use of soakaways to dispose of surface water run-off is considered acceptable, and Thames Water raise no objections.

Planning Considerations

The proposal falls to be considered primarily with regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- G1 The Green Belt
- L3 Horses, Stabling and Riding Facilities

This application was called in to committee by a ward councillor.

Planning History

With regard to the recent history of the site, permission was refused in 2007 (ref. 06/04221) for a four bedroom replacement dwelling, and the appeal was dismissed in October 2008 on grounds relating to inappropriate development within the Green Belt, with no very special circumstances to justify the proposal.

In 2009 and 2010, several Certificates of Lawfulness were refused for extensions to the bungalow at Maple Farm (refs. 09/00068, 09/02085 and 10/03320).

Under ref. 11/01635, a Certificate of Lawfulness was granted in August 2011 for a proposed single storey side extension to replace the existing lean-to, and roof extensions providing first floor accommodation over the original part of the bungalow.

Permission was refused in July 2012 (ref. 12/00961) for the demolition of the existing dwelling and an outbuilding, and the erection of a replacement two storey 4 bedroom dwelling on grounds relating to inappropriate development within the Green Belt, with no very special circumstances to justify the proposal.

Permission was granted in February 2013 (ref. 12/03282) for a replacement two storey dwelling and stable block.

A Certificate of Lawfulness (ref. 14/00255) was recently granted for extensions to the existing dwelling and a detached outbuilding.

None of the permitted works have yet been carried out.

Conclusions

The site is located within the Green Belt, and the main issues are; firstly, whether the proposals comprise inappropriate development, and if so, whether very special circumstances exist that clearly outweigh the harm by reason of inappropriateness or any other harm; and secondly, whether the proposals would be harmful to the character or appearance of the surrounding area, or detrimental to the amenities of nearby residential properties.

The National Planning Policy Framework (NPPF) contains a general presumption against inappropriate development within the Green Belt. Paragraph 87 states that such development should not be approved except in very special circumstances, while paragraph 89 sets out a number of exceptions, including the provision of appropriate facilities for outdoor recreation.

Policy G1 of the UDP allows for engineering operations within the Green Belt where they would maintain the openness and would not conflict with the purposes of including land in the Green Belt. Such uses include essential facilities for outdoor sport and recreation such as the sand school currently proposed.

Policy L3 of the UDP permits work associated with equestrian activities so long as there would be no adverse visual impact on the open or rural character of the Green Belt nor detrimental impact on residential amenity, the works would be sited (wherever possible) close to existing built development and adequately screened, and there would be no unacceptable intensification of horse-related activities.

A sand school has previously been in existence in the same location, and is considered to constitute appropriate development in the Green Belt as it is small-scale and supports the equestrian use of the site. The re-surfacing of the sand school and its enclosure by a 1.6m high post and rail fence is not considered to have a detrimental effect on the openness or rural nature of the Green Belt, particularly as it is located close to existing buildings on the site, and is largely hidden from view behind the existing barn. Furthermore, a similar post and rail fence is already in existence which served the previous sand school.

The proposals are for private use by the occupiers of the dwelling, and would not be used for commercial purposes, therefore, there would not be a significant intensification of the equestrian use of the site. A condition can be imposed to ensure no commercial use of the sand school.

The nearest dwelling, Maple Cottage, is located further to the west of the site adjacent to the yard, and it is not considered that the proposals would have an unacceptable impact on residential amenity.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACD02 Surface water drainage - no det. submitt
 AED02R Reason D02
- 3 ACK01 Compliance with submitted plan
 ACK05R K05 reason
- 4 The sand school hereby permitted shall only be used by members of the household occupying the dwelling at Maple Farm, and shall not be used for or in connection with any commercial use.

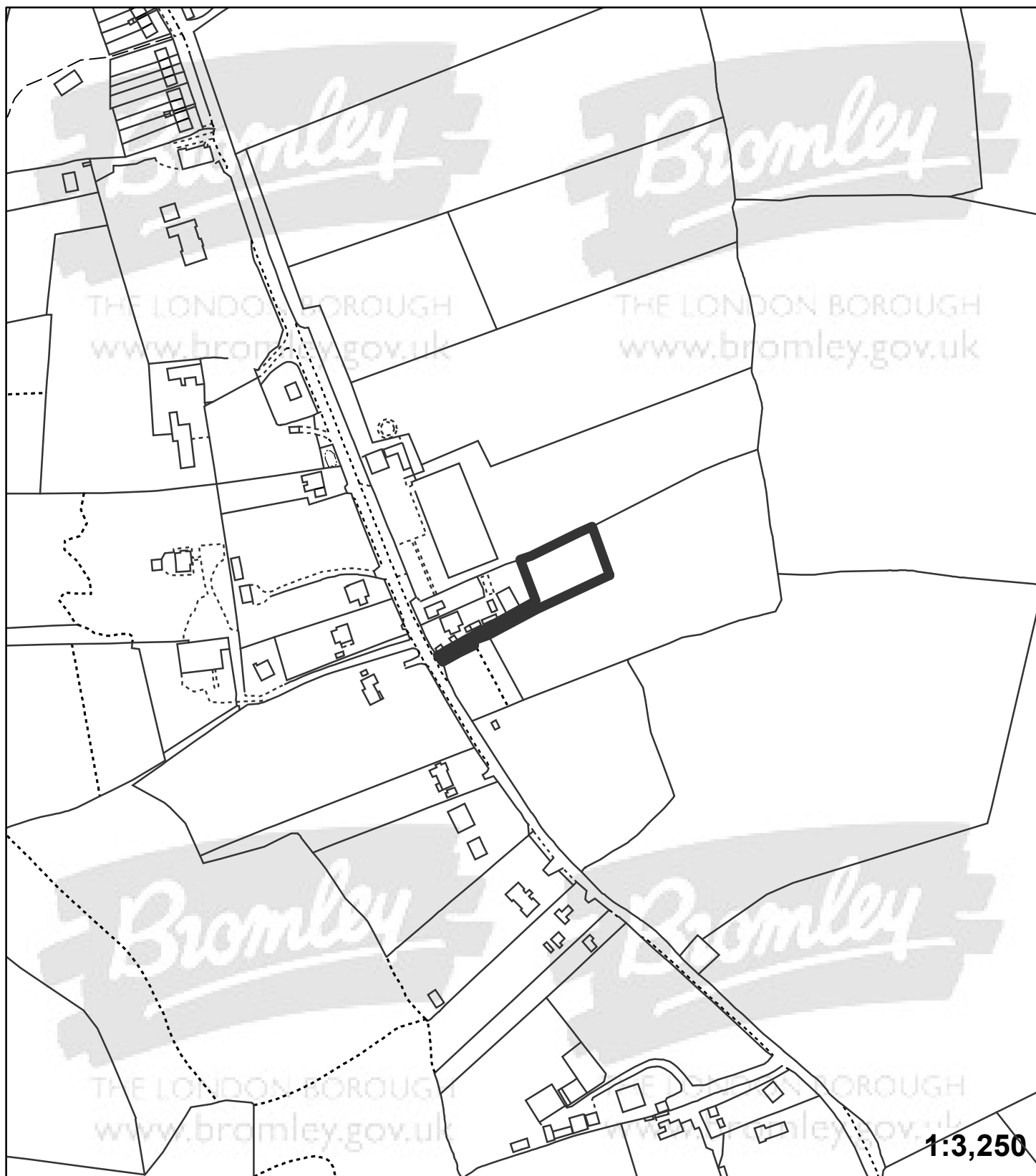
Reason: In order to comply with Policies G1 and L3 of the Unitary Development Plan, and to prevent the introduction of a commercial use on the site in the interest of the amenities of the area.

- 5 No floodlights shall at any time be installed or used in connection with the sand school hereby permitted.
 ACJ07R J07 reason (1 insert) BE1

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

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