

SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 10/01728/FULL1

Ward:
Darwin

Address : Land Known As Blue Field Berrys
Green Road Berrys Green Westerham

OS Grid Ref: E: 544015 N: 158519

Applicant : Mrs C Slater

Objections : YES

Description of Development:

Use of land for keeping and grazing horses and stable block. Comprising 3 stables and feed room together with the provision of a hardstanding for the stable block (RETROSPECTIVE APPLICATION)

Proposal

Retrospective permission is sought for the use of this 4.2ha field for keeping and grazing of horses and the erection of a building to stables and a feed room. There is an additional building on site used as a toolshed. The following are on the site:

- the stable building comprises 3 stables, one of which is used as a store for hay/bedding, and a feed room. It is constructed of brown painted wood panels with a monopitch corrugated roof.
- the toolshed is green metal with a shallow pitch roof.
- a narrow concrete hardstanding has been provided in front of the stable building.

The buildings are located close to Berry's Green Road and are screened from it by shrubbery. There is an existing single access to the field which is immediately adjacent to the vehicular access to the adjoining field, which is also used for grazing by a separate party.

The field included in this application is used for grazing and there is a post and rail fence on the southern boundary and a stock fence on the northern and eastern boundaries.

The applicant has submitted information to support the application as follows:

- use is for private use only
- horses need stabling on veterinary advice

- internal division of the field is with green electric tape to reduce visual impact
- the site was purchased in June 2006 and stables were erected in August 2006. These were stolen in March 2007 and replaced in summer 2007 with the current stables.

Location

The site is located approx 250m north of the junction of Berry's Green Road on the eastern side of this road and lies within the Green Belt.

Comments from Local Residents

Nearby properties were notified and representations have been received which can be summarised as follows:

- land was acquired knowing it was grazing land
- increased mud levels on the road
- increased rainwater in a problematic area
- use leads to unsightly trailers and could lead to caravans on the site
- small plots are not suitable for too many horses or liveries
- proliferation of stables in this area.

Comments from Consultees

The Council's Environmental Health Officer raises no objections to the proposal.

The Council's Highway Officer raises no objections to the proposal.

Planning Considerations

The application falls to be determined in accordance with the following Unitary Development Plan policies:

G1	Green Belts
BE1	Design of New Development
L3 and 4	Horses, Stabling and Riding Facilities

National policy guidance is provided in PPG2: Green Belts

The British Horse Society minimum standards suggest 0.4-0.6 ha per horse: applying this standard to this 4.2ha site there is ample space for 2 horses.

Planning History

There is no planning history on this site. However it should be noted that permission has been granted for stables in the immediate vicinity as follows:

- Use of land for keeping and grazing of horses plus erection of 7 stables to include tackroom/feedroom and creation of access track. Permission was

granted for this development in January 2007 (ref. 06/02578) and the site lies immediately to the east of the application site. A condition restricts the number of horses to no more than 6.

- Formation of access track and use of land for keeping and grazing of horses. Permission was granted for this development in July 2008 (ref. 08/00123) and this site is located at the junction of Berry's Green Road and New Barn Lane. A condition restricts the number of horses to no more than 8.
- Detached single storey stables with machine/food store and tack room. Permission was granted for this development in May 2010 (ref. 09/02996) and the site lies immediately to the north of the application site. A condition restricts the number of horses to no more than 7.

Conclusions

The main issues to be considered are whether the proposed use and buildings are appropriate development in the Green Belt and whether the buildings would be harmful to the character and openness of the Green Belt.

Whilst the use of the land for the keeping and grazing of horses is not in itself inappropriate in the Green Belt, careful consideration needs to be given to the associated development that accompanies the use. Planning policy recognises that some uses and development to provide essential facilities for outdoor sport and outdoor recreation may be appropriate but should preserve the openness of the Green Belt and not conflict with the purposes of including land in it. The siting, scale, form and materials of such development should not have any adverse visual impact on the open or rural character of the Green Belt.

The use of the land for keeping and grazing of horses can be considered appropriate within the Green Belt since it is a use of land which can preserve its openness. It remains to be considered whether the new stable block and other consequential paraphernalia is or could be harmful to the Green Belt, character of the area and openness of the land.

In this respect the stable block and toolshed are located close the boundary with Berry's Green Road and are well screened from view by an established hedge. The materials used for the stables are discreet, although the toolshed is a green/cream metal structure. The internal field boundaries are post and tape to reduce visual impact.

The access has not been created for this use and is shared with the adjacent field, which has permission for stables for 6 horses. In terms of traffic movements the applicant advises that she visits her 2 horses twice a day, a farrier visits every 5-6 weeks and a farmer delivers hay every few weeks.

It is considered that the stables and toolshed on this site would not in themselves be inappropriate: the siting of the structures has been carefully considered to minimise the impact on open countryside and this is a modest application for stabling for 2 horses. In view of this, and in the context of recently determined applications for stabling in the immediate vicinity, it is considered that the

development would not be harmful to the character and visual amenities of the Green Belt.

Background papers referred to during the production of this report comprise all correspondence on file ref: 10/01728, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACJ14 Restriction to private stables
ACJ14R J14 reason
- 2 ACJ27 Restriction to private grazing
ACJ27R J27 reason
- 3 ACJ28 Restriction on no. of horses (1 insert) 2
ACJ28R J28 reason
- 4 Unless otherwise agreed in writing by the Local Planning Authority there shall be no storage of vehicles, horseboxes, caravans, plant or equipment on the site.

Reason: In order to comply with Policy L3 of the Unitary Development Plan and in the interests of visual amenities and openness of the Green Belt and the amenities of nearby properties.

- 5 Within 2 months of the date of this permission details of a scheme for the storage of manure on the site (to include periodic clearance) shall be submitted to and approved in writing by the Local Planning Authority and such provision shall be completed within 2 months of the date of approval of this condition and permanently retained thereafter. No burning of manure or other stable waste shall take place on the site at any time.

Reason: In order to comply with Policy L3 of the Unitary Development Plan and in the interest of the amenities of nearby properties.

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

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

The development is considered satisfactory in relation to the following:

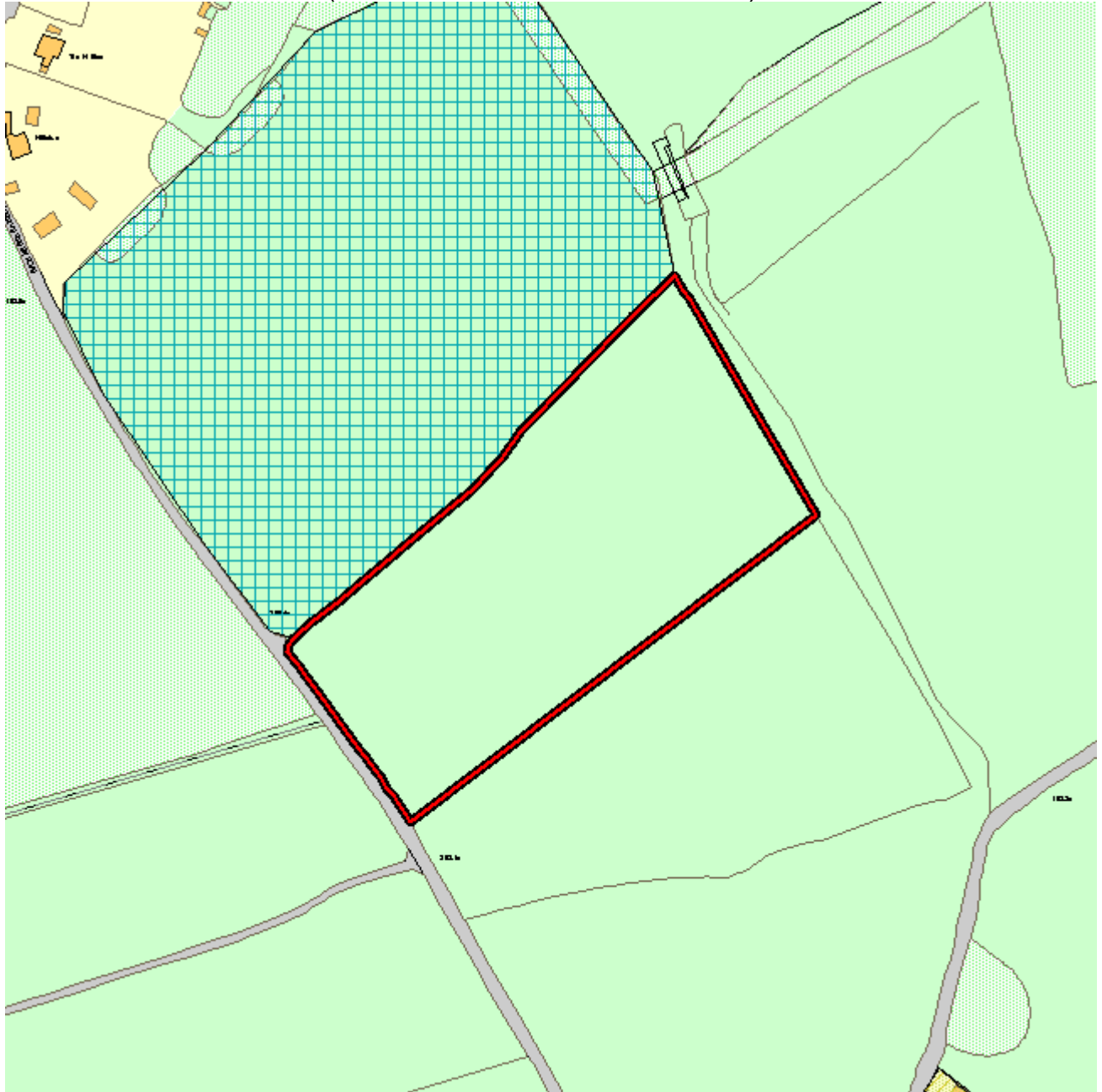
- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding areas
- (d) the safety of pedestrians and motorists on the adjacent highway
- (e) the green belt and open space policies of the development plan

and having regard to all other matters raised.

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