



TO: Planning Committee South

BY: Head of Development

DATE: 18 September 2018

DEVELOPMENT: Retention of repositioned sand school and storage barn, and the change of use of the land for equestrian use

SITE: The Acorn Fryern Road Storrington Pulborough West Sussex RH20 4BJ

WARD: Chantry

APPLICATION: DC/18/0520

APPLICANT: **Name:** Mr Stuart Tickle **Address:** The Acorn Fryern Road Storrington RH20 4BJ

REASON FOR INCLUSION ON THE AGENDA: More than eight persons in different households have made a written representation, which disclose material considerations, are within the consultation period and are inconsistent with the officer's recommendation.

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks full planning permission for the change of use of the land to private equestrian use, the retention of the repositioned sand school and storage barn.
- 1.2 It is proposed to change the use of the paddock to the west of the application site, including the access track to the south, to use for private equestrian activities in connection with the existing 6no. stables and dwelling on the site.
- 1.3 The retention of the sand school to the south-west of the site is also proposed. Permission was originally given for a sand school on the application site under DC/16/2491; however, the sand school as constructed has been positioned approximately 3m north of its approved position. The sand school measures to a length of 50m and width of 20m, and incorporates a post and rail fence around the perimeter.
- 1.4 A storage barn has been erected on the south-western boundary of the site. This barn measures to a length of 10.8m and a depth of 3.6m, and incorporates a pitched roof extending to an overall height of 3.15m. The proposal incorporates a door to the western

elevation, with an additional door to the southern elevation. The barn is used for the storage of hay, feed and agricultural equipment.

DESCRIPTION OF THE SITE

- 1.5 The application site consists of a two storey detached dwelling and associated structures, including an existing stable block, located to the east of Fryern Road, outside of the defined built-up area.
- 1.6 The application site is accessed via access tracks to the north and south of the application dwelling, with the neighbouring properties positioned to the north and east of the site.
- 1.7 The nearest neighbour positioned to the east of the application site is Oak Dell, with the residential garden of this property extending to the west to adjoin the boundary of the site. The existing access track to the south runs along the boundary of this property, with the boundary defined by limited hedging.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

2.2 **National Planning Policy Framework**

2.3 **Horsham District Planning Framework (HDPF 2015)**

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 29 - Equestrian Development
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 41 - Parking

Supplementary Planning Guidance:

- 2.4 N/A

RELEVANT NEIGHBOURHOOD PLAN

2.5 **Storrington, Sullington and Washington Neighbourhood Development Plan**

Examination (Regulation 18) of the draft Plan has begun, with a Hearing to discuss the Plan scheduled for 20 September 2018. As such the draft Plan now carries some weight in the determination of this application.

- Policy 1 – A Spatial Plan for the Parishes
- Policy 8 – Countryside Protection
- Policy 14 - Design

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/08/0370	Retention of track (Land to the West of The Acorn)	Application Permitted on 28.05.2008
DC/16/2491	The proposed is to construct an all weather riding arena 20m x 50m surrounded by a post and rail fence.	Application Permitted on 15.02.2017

3. OUTCOME OF CONSULTATIONS

- 3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

INTERNAL CONSULTATIONS

- 3.2 N/A

OUTSIDE AGENCIES

- 3.3 **WSCC Highways:** No Objection

PUBLIC CONSULTATIONS

- 3.4 **Storrington and Sullington Parish Council:** No Objection

- 3.5 4 letters of support were received from 4 separate households, and these can be summarised as follows:

- Proposal is not materially different to previously approved scheme
- No impact on street scene
- No road safety concerns

- 3.6 17 letters of objection were received from 12 separate households. These can be summarised as follows:

- Loss of agricultural land
- Land is unsuitable for horses
- Inappropriateness of access and impact on traffic movements
- No link to bridleways
- Frequency of movements
- Limited screening to neighbouring property

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

- 4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

- 6.1 The application seeks full planning permission for the change of use of the land (including the access track to the south) to equestrian use, the repositioning of the sand school (approved under reference DC/16/2491) and the erection of a storage barn.

Principle of Development

- 6.2 Policy 29 of the Horsham District Planning Framework states that development for equestrian related development will be supported provided that it can be demonstrated that the re-use of building on site for related equestrian use is not appropriate before new or replacement buildings are considered; the proposal would be appropriate in scale and level of activity, and be in keeping with its location and surroundings, and where possible is well related to existing buildings; and the proposal should where possible be well related to a bridleway network.
- 6.3 Draft Policy 1 of the Storrington, Sullington and Washington Neighbourhood Plan states that development proposals outside the defined built-up area will be required to conform to Development Plan policies in respect of the management of development in the countryside.
- 6.4 A previous application under reference DC/16/2491 approved the sand school to the south-west of the application site, with a stable building already existing on the site. The existing stable building, and therefore the equestrian use, has been on the site for some time. The sand school was permitted on the basis of this historic equestrian use.
- 6.5 Change of use to a private equestrian use would not alter the characteristics of the rural locality. Equestrian uses are anticipated within countryside locations, and it is not considered out of place for horses to be grazing on land. The agricultural fields subject of the change of use are not of high grade, and have not been formally maintained for agricultural purposes in some time, having been utilised for a mix of grazing and equestrian uses in the recent past. While the proposal would alter the use of the wider site, given the nature of an equestrian use, which is generally anticipated within a rural locality, it is not considered that the proposed change of use to equestrian would result in harm to the rural characteristics of the countryside location.
- 6.6 The barn proposed would be used in connection with maintenance of the land and the existing stables on the site, and seeks to provide covered and secure storage for hay and machinery. Given the proposed use, which would be used in connection with the established function of the site, it is considered that the barn would reasonably support the maintenance of the land under the Applicant's ownership, and support the existing stables on the site.
- 6.7 The development and change of use is therefore considered acceptable in principle, subject to all other material considerations.

Design and Appearance

- 6.8 Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape character from inappropriate development. Proposals should take into account landscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.
- 6.9 Draft Policy 14 of the Storrington, Sullington and Washington Neighbourhood Plan states that the scale, design, massing, height, landscape, design, layout and materials of all

development proposals will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape.

- 6.10 The sand school as built is positioned to the south-eastern corner of the application site, adjacent to the existing stable building. The principle of the sand school was agreed under application reference DC/16/2491, with the current application seeking the retention of the sand school in its slightly altered position. Given the previous planning approval, the principle of a sand school within the rural location is considered acceptable, with the repositioned sand school not considered to detract from the countryside character and setting.
- 6.11 A storage barn has been erected on the south-western boundary of the site, measuring to a length of 10.8m and a depth of 3.6m, and incorporating a pitched roof extending to an overall height of 3.15m. The building is finished in stained timber cladding to match the existing stable building which is positioned to the north. The storage barn is considered to be of a similar form and appearance to the existing stable building, and is considered to be appropriately clustered with the built form on the site. Whilst noted that the building sits directly adjacent to the access track, further enclosing this section of the site, it is not considered to result in harm to the visual amenities or character of the countryside location.
- 6.12 As such, the development is considered to be of a scale, form, and siting that would not detract from the character and context of the landscape, in accordance with Policies 25, 32, and 33 of the Horsham District Planning Framework (2015) and the aims of draft Policy 14 of the Storrington, Sullington and Washington Neighbourhood Development Plan.

Amenity Impacts

- 6.13 Policy 33 states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.
- 6.14 The application site is positioned to the west of several detached residential dwellings that sit along the frontage of the site. The neighbouring dwelling of Oak Dell is positioned directly to the east, with the residential garden of this property abutting the perimeter of the application site.
- 6.15 An existing access track to the application site extends directly to the south of Oak Dell. This access has been used historically for agricultural purposes, having been regularised under application reference DC/08/0370. In consideration of the access track, it was concluded that the use of the track for agricultural purposes, whilst located in close proximity to the neighbouring property of Oak Dell, would not result in a volume of traffic that would give rise to an unacceptable impact on the residential amenities of this property.
- 6.16 The previous application for the construction of the riding arena, under planning reference DC/16/2491, sought permission for a sand school of similar size and location to that sought for retention now, albeit in a slightly different position to that now built. It was considered that the sand school and associated use, given its nature, siting and orientation, would not result in harm to the amenities of the neighbouring property of Oak Dell.
- 6.17 The current application seeks to retain the sand school as built, along with the change of use of the surrounding land to private equestrian use, and the erection of a barn to be used for associated storage. The proposal seeks to use the southern access track in connection with the private equestrian use and facilities.
- 6.18 It is considered that the principle of the private equestrian use on the site has been established by the previous application, with the use of the access track for a commensurate agricultural use established by an earlier approval. Whilst acknowledged that the application site and access track is located in relatively close proximity to the neighbouring property of Oak Dell, given the private nature of the equestrian use, and the formerly established

agricultural use of the track, it is not considered that the development and material change of use would result in such harm by way of increased noise, loss of outlook or traffic movements to justify a reason for refusal. Furthermore, it is considered that the barn subject of the current application, located directly adjacent to the existing stable building and the boundary of the neighbouring property, physically and visually separates the sand school and equestrian facilities from the neighbouring property, mitigating any potential noise and disturbance.

- 6.19 It is noted that a number of objections have been received outlining that the sand school has been used for eventing purposes, beyond what would be considered a 'private' use. Given the proximity of the development to the neighbouring property of Oak Dell, with access to the stables and sand school provided directly adjacent to the shared boundary, it is considered that such activity would be inappropriate, resulting in harm to the amenities of the neighbouring property. It is therefore suggested that a condition limiting use of the sand school to private equestrian purposes is reasonable and necessary to overcome potential harm to the neighbouring property of Oak Dell.
- 6.20 Subject to relevant conditions, it is considered that the development as built, and the proposed change of use, would not result in harm to the amenities or sensitivities of neighbouring properties, and is considered to accord with Policy 33 of the Horsham District Planning Framework (2015).

Existing Parking and Traffic Conditions

- 6.21 Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.
- 6.22 It is noted that a number of objections have been raised in respect of the traffic movements generated from an equestrian use, and the safety implications associated with the use of this access. The southern entrance and access to the site has been established historically as an agricultural access used in connection with the former agricultural activities on the land.
- 6.23 The nature and frequency of movements connected with the private use of the equestrian facilities is considered to be commensurate to traffic and vehicle movements of the previously established agricultural use, and WSCC Highways officer have raised no objection. It is therefore not considered that a refusal on highways and traffic grounds could be justified.

Conclusion

- 6.24 The development as built, and the proposed change of use, is considered to be acceptable in principle, and is considered to be of a nature and form that would relate sympathetically to the rural location. The development and change of use is not considered to result in harm to the amenities and sensitivities of neighbouring properties or the function and safety of the public highway network. As such, the proposal is considered to accord with Policies 25, 26, 29, 32, 33, and 41 of the Horsham District Planning Framework (2015)

7. RECOMMENDATIONS

- 7.1 To approve the application subject to conditions.

Conditions:

- 1 **Approved Plans Condition**

- 2 **Regulatory Condition:** The equestrian use facilities hereby permitted shall not be used for commercial purposes or in connection with any form of riding or livery establishment (including group training and eventing).

Reason: In the interests of amenity, to enable the Local Planning Authority to regulate and control the development and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 3 **Regulatory Condition:** No external lighting or floodlighting shall be installed at any time.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Background Papers: DC/18/0520