

APPLICATION REFERRED FROM THE WEEKLY LIST

WEEKLY LIST NO. 1364 – 6 JANUARY 2017

16/01084/FUL

LAND OPPOSITE 2 GOLDSMITH DRIVE, RAYLEIGH

**CONSTRUCT STABLE AND TACK ROOM HARD
STANDING AND TURNING AREA AND USE LAND FOR
GRAZING OF HORSES**

1 DETAILS OF REFERRAL

- 1.1 This item was referred from Weekly List No. 1364 requiring notification to the Assistant Director, Planning & Regeneration Services by 1.00 pm on Wednesday, 11 January 2017 with any applications being referred to this meeting of the Committee.
- 1.2 Cllr C I Black referred this item on the grounds that the grazing land proposed is below policy standard.
- 1.3 The item that was referred is attached at appendix 1 as it appeared in the Weekly List.
- 1.4 A plan showing the application site is attached at appendix 2.

2 RECOMMENDATION

- 2.1 It is proposed that the Committee **RESOLVES**

To determine the application, having considered all the evidence.

If you would like this report in large print, Braille or another language please contact 01702 318111.

Application No :	16/01084/FUL	Zoning : Metropolitan Green Belt
Case Officer	Miss Elizabeth Thorogood	
Parish :	Rayleigh Town Council	
Ward :	Downhall And Rawreth	
Location :	Land Opposite 2 Goldsmith Drive Rayleigh	
Proposal :	Construct stable and tack room hard standing and turning area and use land for grazing of horses	

SITE AND PROPOSAL

1. The application is for landscaping and building works to an existing site to create equestrian facilities and grazing land. The proposal includes stables and a tack room, with a parking and turning area located to the front part of the site within some 15m distance into the site adjoining Goldsmith Drive. , A grazing area would be sited to the remainder of the plot.
2. A hardstanding would be created at the front of the site consisting of compacted hard core with a fine gravel finish. This area would house the stable and allow a vehicle and horse box to access the land, and provide a sufficient turning circle.
3. Ranch timber fencing would be erected to the perimeter of the land, to include internal fencing to divide the hardstanding at the front of the site and the grazing area beyond.
4. The proposed stables would have a width of 6.18 metres, a depth of 3.67 metres, and have a height of 3.5 metres.
5. A grazing area of some 3145 square metres (0.315 hectares) is proposed. The site area in total is some 3612 square metres (0.36 hectares).

Planning History

6. Application No. 08/00829/FUL. Log cabin
Approved 23/12/2008
7. Application No. 11/00741/COU. Change Use of Land to Form Site for Travelling Show People
Refused 06/03/2012
8. Application No. 13/00118/COU. Change Use of Land to Form Site for Travelling Show People.
Refused 11/06/2013

9. Application No. 16/00679/FUL. Proposed Stable Building Housing 2 Stalls and a Tack Room. New Gated Access Road From Goldsmith Drive with Parking Area and Turning Circle and Fenced off Areas to Create a Holding Pen and Grazing
Refused 07/09/2016

1. The application, by way of the proposed grazing area of some 0.17 hectares, would fall considerably short of the 0.8 hectares which would be required for 2 stables by part (ii) of Policy DM15 of the Rochford District Council Development Management Plan 2014. Whilst the site benefits from having immediately accessible bridleways which could provide an alternative to the open space provided, it is not considered that this would be enough to counteract the significant shortfall of the grazing area provided, which would provide less than a quarter of the grazing area required for two stables. This application would therefore be contrary to part (ii) of Policy DM15 of the Rochford District Council Development Management Plan 2014.
2. The proposal, by way of the significant amount of hard standing proposed, would be considered visually intrusive and detrimental to the relatively open and undeveloped plotland character of the Green Belt area and to the existing landscape in which the site is located, contrary to part (vi) of Policy DM15 of the Rochford District Council Development Management Plan 2014 and Policy GB1 of the Rochford District Council Core Strategy 2011.
3. No ecological survey has been submitted to support this application and as such it has not been possible to accurately assess the impact of this development on protected species, contrary to Policy DM27 of the Rochford District Council Development Management Plan and the interests of those species more generally.

Consideration:

10. The site is located within the Metropolitan Green Belt and as such relevant policies must be applied to this application. Paragraph 89 of the National Planning Policy Framework states that the construction of new buildings in the Green Belt should be regarded as inappropriate, with an exception being the provision of appropriate facilities for outdoor recreation. The proposed stable would be considered appropriate outdoor recreation and would fall within this category.

11. Policy DM15 of the Rochford District Council Development Management Plan supports applications for equestrian development in the Green Belt subject to meeting certain criteria. The policy supports small scale development of less than 10 stables, the proposal is small scale at only 1 stable which would be considered acceptable.

12. The maximum number of stables per hectare is related to the amount of grazing open space at the site. The requirement will be no more than one stable for each 0.4 hectares of site grazing area. The proposal has a site grazing area of some 0.315 hectares which falls marginally short of the 0.4 hectares which would be required for 1 stable. The site benefits from fronting the immediately accessible plotland road

network which is part of the definitive bridleway network and which would provide an alternative recreation for walking and riding in addition to the open space and grazing provided on the site. As such it is considered that this would be enough to counteract the shortfall of the grazing area provided in accord with Council policy.

13. This revised application shows a significant reduction in the amount of hard standing proposed in comparison to the proposal in application 16/00679/FUL, and as such the proposal would no longer be considered to be visually intrusive and detrimental to the relatively open and undeveloped plotland character of this part of the Green Belt.

14. There are no redundant buildings on the site which could better be used for the stable block however the construction of a new stable building as proposed would not be considered inappropriate. This revised application sees a significant reduction in the amount of hardstanding proposed and as such would no longer be considered detrimental to the character of the area and to the existing landscape so as to justify a reason for refusal.

15. The proposed stables would be sited to the front of the plot, however due to the grazing area proposed to the rear of the stables, it is unlikely that the proposal could have a detrimental effect on the amenity of the local area by way of smell.

16. The proposed access is considered acceptable by Essex County Council Highways.

17. The arboricultural report and ecological information submitted considers the Hullbridge Road to act as an effective barrier to population of the site by Great Crested Newts from ponds and water bodies near to the site at the Rayleigh Golf Course. The Crouch Valley Fishery adjoining the golf club and also other fishery ponds in McCalmont Drive are stocked with fish and therefore will be unsuitable breeding ponds for Great Crested Newts. The site is stated to exhibit no botanical grasslands or habitats of integral value. The poor quality hedgerows bounding the site would not be adversely affected by the proposal. These findings and the assessment undertaken are considered acceptable by Rochford District Council's Arboricultural and ecological Officer to allow permission to be granted. Any works should be carried out in accordance with the recommendations within this report.

Representations:

RAYLEIGH TOWN COUNCIL:

18. No objections but have concerns regarding the opening for vehicle access.

ESSEX COUNTY COUNCIL HIGHWAYS

19. From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to the following comments and condition:

1.The proposed layout as shown on planning drawing 003 Rev A provides a suitable parking and turning area. The applicant should ensure that the gates to the access open inwards and that the access is provided at an adequate width with an appropriate setback from the Private Road to allow a vehicle and trailer to use the access without causing an obstruction.

2.The public's rights and ease of passage over public bridleway no 83in Rayleigh shall be maintained free and unobstructed at all times.

Reason: To ensure the continued safe passage of the public on the definitive right of way and accessibility in accordance with Policies DM1 and DM11.

ROCHFORD DISRICT COUNCIL ARBORICULTURAL OFFICER

20. An initial ecological appraisal of the site has been provided by Arbtech completed 26/10/16. A site walkover and desktop study has been completed in accordance with standing advice from Natural England and JNCC guidelines for habitat/protected species surveying.

21. The report concludes that the site could support reptiles and wild birds, it also suggests that there is a very low potential to support great crested newts. Mitigation has been provided from page 11 to page 13 for the site clearance works and construction of the proposal. It should be a condition of planning that the proposal, including site clearance, is carried out in accordance with the recommendations as provided from page 11 to 13 of the report supplied by Arbtech.

22. The development shall provide wildlife/ecological enhancements as detailed within the report supplied by Arbtech as detailed on page 14 of the report.

23. Should the development hereby approved not have been commenced within one year of the date of this planning permission, a further wildlife survey of the site shall be carried out to update the information previously submitted with the application together with an amended mitigation and/or compensation strategy to mitigate/compensate the impact of the development upon the identified rare or protected species. The new wildlife survey and mitigation/compensation strategy shall be submitted to and be approved in writing by the Rochford District Council Planning Authority prior to the commencement of development hereby permitted and thereafter the development shall be implemented in accordance with the approved wildlife survey and mitigation/compensation strategy.

24. The trees as shown retained on the approved plans shall be protected in accordance with BS 5837 2012.

25. As a condition of consent a tree protection plan in accordance with BS 5837 2012 should be submitted to and approved by the Rochford District Council Planning Authority prior to the commencement of development.

NEIGHBOUR REPRESENTATIONS

26. Two letters have been received in response to this application and in the main makes the following points:

Goldsmith Drive: Glenross

Maple Drive: Pengelly

McCalmont Drive: McCalmont Manor (2 letters)

- We believe it to be overdevelopment of a green belt site.
- The proposal to put hardstanding and stable at the front of the field will be more intrusive to the residents of numbers 1 and 2 Goldsmith Drive.
- We believe there is not enough grazing even for 1 horse, as per the recommendations provided by the British Horse Society.
- There is no indication of how the horse waste/manure will be removed from the site. We believe that failure to adequately manage this waste problem could subsequently attract flies, rats and other vermin, and also produces an unpleasant smell.
- There is no provision for water on this site.
- Goldsmith Drive is a single lane, unadopted road which will struggle with any extra traffic such as horse boxes or vehicles delivering hay which will inevitably be needed given the lack of adequate grazing space.
- We are also concerned that should permission be granted it could be paving the way for any future attempts to place caravans, mobile homes or any other residential dwelling.
- Can you confirm that if this application is granted that it is stipulated that habitable buildings including mobile homes and caravans are not allowed on this site.
- Site too small to sustain proposed development
- Does not meet RDCs minimum requirement for grazing land available for keeping horses
- Stable will harm the openness of the Greenbelt
- There is no mention for disposal of horse waste
- Environmental impact study appears to be based on assumptions and not factual as I work the land around the proposed development I can categorically say there is a wealth of wildlife the report has missed that needs protecting
- If RDC decide to approve this application the implications would be horrendous, every small parcel of land not big enough to sustain horses could be developed with stables and hard standing to the detriment of the Greenbelt
- Design Access Statement: mentioned no gated or vehicular access onto site, there is existing five bar gate set back from Goldsmith Drive giving adequate parking. Adjacent grazing land mostly used for summer grazing too small to sustain any stable
- Development.
- The plot is not large enough to sustain the proposed development. Available grazing are is 3145 square metres. RDC states in the Policy document that the minimum required is 6069 square metres per horse.
- Stable block in proposed position would affect the openness of the Green Belt and is positioned very close to the road and neighbouring properties.

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- The plot has only generally been used for summer grazing when horses are put on it over the winter due to its size it quickly becomes a mud bath with no useable space left for horse grazing.
 - Eco survey appears to assume there is very little wildlife of importance in the site and surrounding areas. As to my knowledge, they have not carried out an in depth survey on the adjoining fields so I fail to see how they can therefore make this statement. I work in the adjoining fields and know there is an abundance of wildlife and protected species living and thriving in the local environment. I therefore ask that if this application is approved conditions are imposed to protect the wildlife.
 - Our comments and concerns about the above planning application , have not altered from those in our original letter submitted for the original application in July 2016, no 16/00679/FUL. Given the plans have reduced with the stable being relocated. That said, the proposed new position of the stable would have far more of an adverse effect on the houses opposite the site (no. 2 & no.1) .
 - It still constitutes over development, on a site with no water, traffic concerns etc., all our concerns pointed out in our original letter dated 12th.August 2016.
 - We would like to add, we feel that particular attention should be paid to our last paragraph in our original letter. Which we quote as follows verbatim.
 - Therefore with that in mind, we can only speculate as to what maybe future attempts to place anything else on this site? With that in mind we request that no caravans/mobile homes, or any residential use of any kind.
 - As we would refer you to Gov.uk., Dept. For Communities and Local Government, 27 March 2015, ref:ISBN 978-1-4098-4582-9.

APPROVE

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The external facing materials shall match the existing parts of the building or site and/or be those materials specified on the plans and application form submitted in relation to the development hereby permitted, unless alternative materials are proposed. Where alternative materials are to be used, no development shall commence before details of those alternative external facing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Where other materials are agreed in writing by the Local Planning Authority, the materials agreed shall be those used in the development hereby permitted.
- 3 The proposed layout as shown on planning drawing 003 Rev A provides a suitable parking and turning area. The applicant should ensure that the gates to the access open inwards and that the access is provided at an adequate width with an appropriate setback from the Private Road to allow a vehicle and trailer to use the access without causing an obstruction.
- 4 The public's rights and ease of passage over public bridleway no 83in Rayleigh shall be maintained free and unobstructed at all times.

- 5 The proposal, including site clearance, shall be carried out in accordance with the recommendations as provided from page 11 to 13 of the report supplied by Arbtech received on 4th November 2016.
- 6 The development shall provide wildlife/ecological enhancements as detailed within the report supplied by arbtech, date stamped 4th November 2016, as detailed on page 14 of the report.
- 7 Should the development hereby approved not have been commenced within one year of the date of this planning permission, a further wildlife survey of the site shall be carried out to update the information previously submitted with the application together with an amended mitigation and/or compensation strategy to mitigate/compensate the impact of the development upon the identified rare or protected species. The new wildlife survey and mitigation/compensation strategy shall be submitted to and be approved in writing by the Rochford District Council Planning Authority prior to the commencement of development hereby permitted and thereafter the development shall be implemented in accordance with the approved wildlife survey and mitigation/compensation strategy.
- 8 No development shall commence before a tree protection plan in accordance with BS 5837 2012 has been submitted to and approved by the Rochford District Council Planning Authority prior to the commencement of development.

Relevant Development Plan Policies and Proposals:

Rochford District Council Allocations Plan 2014

Policy GB2 of the Rochford District Council Local Development Framework

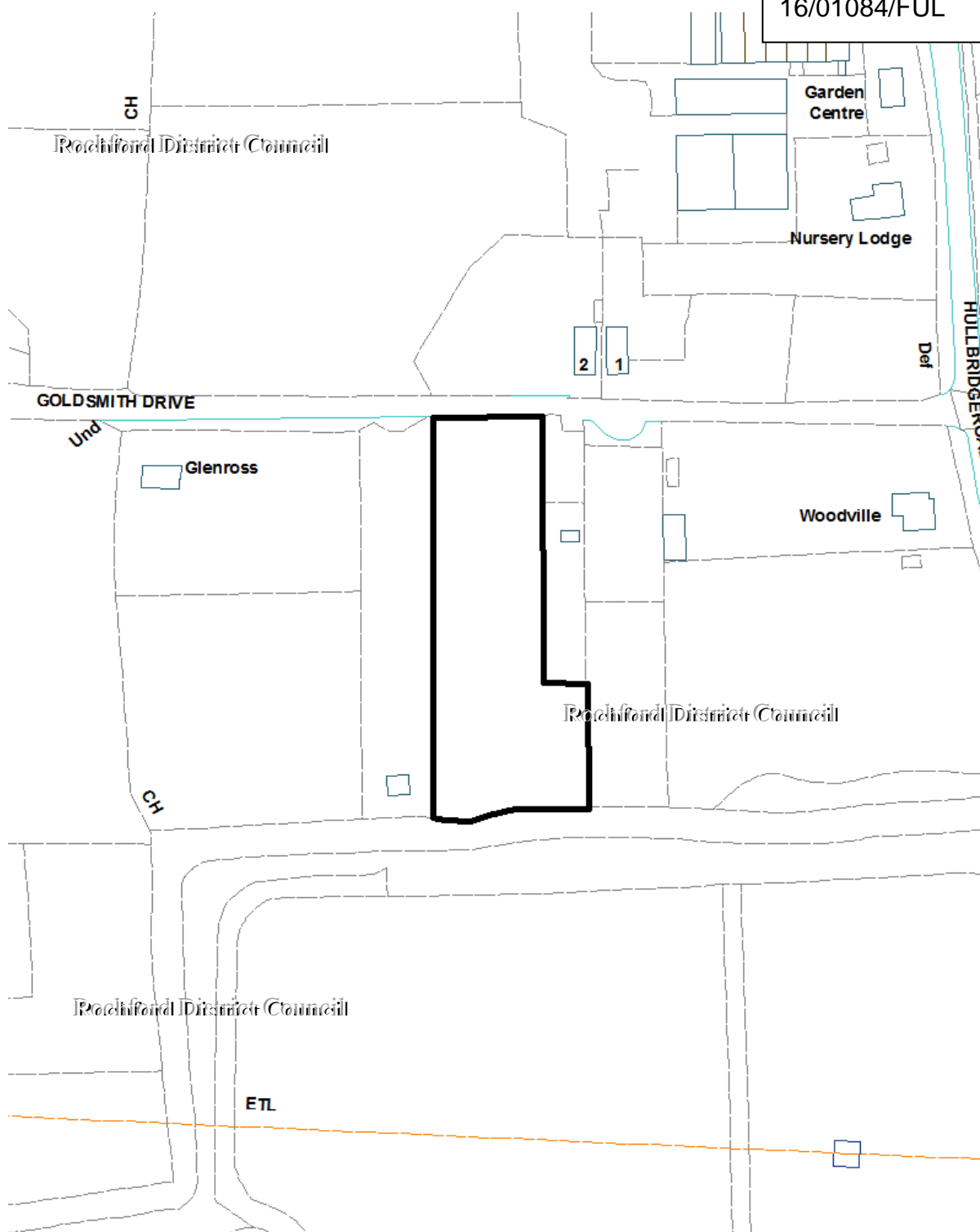
Policy DM15 and DM27 of the Rochford District Council Development Management Plan

National Planning Policy Framework

The local Ward Member(s) for the above application are Cllr. C.I. Black Cllr. R.A. Oatham Cllr C Stanley

Appendix 2

16/01084/FUL



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