

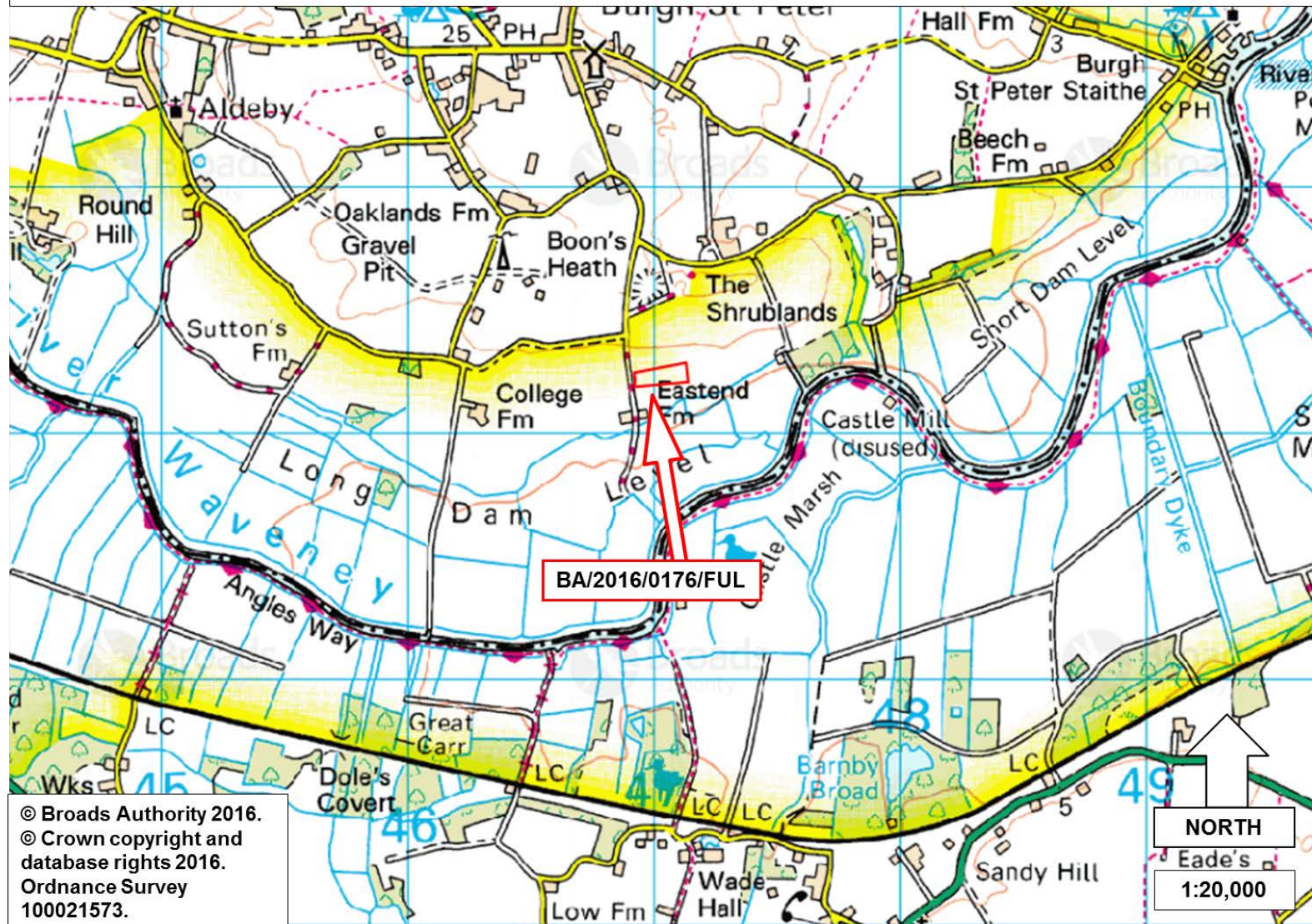
Reference:

BA/2016/0176/FUL

Location

Land north of East End Farm, East End Lane,
Aldeby

BA/2016/0176/FUL: Change of use of land to equestrian. New stables, feed shed, dog run, menage, fencing and landscaping.



Application for Determination

Parish	Aldeby Parish Council
Reference	BA/2016/0176/FUL Target date 01.08.2016
Location	Land north of East End Farm, East End Lane, Aldeby
Proposal	Change of use of land to equestrian. New stables, feed shed, dog run, menage, fencing and landscaping.
Applicant	Miss Jennifer Bailey
Recommendation	Approve subject to conditions
Reason for referral to Committee	Called-in by District Member due to the potential landscape impact of the development, in particular the cumulative effects of such developments both in and adjacent to the Broads Authority Area

1 Background

- 1.1 A report was prepared for the 24 June 2016 meeting of the Planning Committee, recommending approval subject to conditions. The full report is attached as Appendix A to this report.
- 1.2 Members resolved to defer determining the application until a site visit had been undertaken. The site visit is scheduled for 2.30pm on Friday 15 July 2016.
- 1.3 The draft Minutes record the reason for the site visit as follows:

“ ...They needed to be satisfied that the landscape impact had been properly considered. They did not feel they had sufficient understanding of the site to assess the concerns or the impact of the use on the landscape and therefore determine the application at this stage. Members considered that a site visit would be beneficial.”
- 1.4 The notes of the site visit will be reported verbally at the Planning Committee on 22 July 2016.

2 Update

- 2.1 Since the 24 June meeting of the Planning Committee, no further information has been provided from the applicant.

- 2.2 Further representations have been received from a local objector, raising additional concerns around ecology and the accuracy of information provided. Officers are satisfied that the information provided by the applicant is sufficient and satisfactory and has advised the objector of this.

3 Conclusion and Recommendation

- 3.1 There has been no change in circumstances since the previous report was prepared, nor has the further information submitted materially affected the officer recommendation for approval.
- 3.2 Approve subject to the following conditions:
- (i) Time limit
 - (ii) In accordance with submitted plans
 - (iii) Details of materials
 - (iv) Landscaping Scheme
 - (v) Should any new plant die within five years it shall be replaced
 - (vi) Biodiversity enhancements
 - (vii) Prior to the first use of the development hereby permitted the vehicular access shall be provided in accordance with the highway specification
 - (viii) No gate shall open outwards over the highway.
 - (ix) Prior to the commencement of the use hereby permitted the proposed access, on-site car parking and turning / waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
 - (x) The development shall be for personal use only
 - (xi) Hours of operation for the generator
 - (xii) Lighting details to be agreed prior to commencement.

4 Reason for Recommendation

- 4.1 In the opinion of the Local Planning Authority the development is acceptable in respect of Planning Policy and in particular in accordance with policies DP1, DP2, DP4, DP11 and DP28.

Background papers: Planning file BA/2016/0176/FUL

Author: George Papworth
Date of Report: 8 July 2016

List of Appendices: APPENDIX A – Report to Planning Committee on 24 June 2016

Application for Determination

Parish	Aldeby Parish Council
Reference	BA/2016/0176/FUL Target date 01/07/2016
Location	Land north of East End Farm, East End Lane, Aldeby
Proposal	Change of use of land to equestrian. New stables, feed shed, dog run, menage, fencing and landscaping.
Applicant	Miss Jennifer Bailey
Recommendation	Approve subject to conditions
Reason for referral to Committee	Called-in by District Member due to the potential landscape impact of the development, in particular the cumulative effects of such developments both in and adjacent to the Broads Authority Area

1 Description of Site and Proposals

- 1.1 The application site is an agricultural field in a remote location lying to the south of the villages of Aldeby and Burgh St Peter. The site is accessed via East End Lane, a cul-de-sac which runs from St Marys Road down to a small group of three properties. The site covers 1.3 hectares.
- 1.2 The surrounding land use is predominately agricultural with a large sand and gravel pit located to the north-west, adjacent to the Boon's Heath Conservation Area which is approximately 200 metres north of the site. The River Waveney is approximately 500 metres to the south of the site.
- 1.3 The proposal seeks consent for the change of use of the land from agricultural to equestrian. The proposal includes the provision of a stable block, feed shed, dog run, menage and associated landscaping and boundary treatments. The proposed developments would be located in the south west corner of the site, in a linear block running along the southern boundary. The proposed stable block would measure 21.6 metres by 4.8 metres with a maximum height of 3 metres. The feed shed and dog run would be situated to the west and east elevations, respectively, of the proposed stable block. The menage would measure 41 metres by 21 metres and would be located to the east of the stable block.

2 Site History

None

3 Consultation

Landscape Architect – The application site lies on arable land on the rising valley side of the north of River Waveney. The site lies uphill from an intermittent belt of tree and shrub vegetation on the adjacent property boundaries. This acts as a visual buffer in views northwards from the river and grazing marshes. The proposed buildings are just over 3 metres in height and would not be particularly obvious in longer distance views. In the short term I would recommend that the timber construction is left in its pressure treated state to silver. Treating them in a black stain will make them more obvious in the landscape as the backdrop in views is either going to be sky or grazing land. Lighting is an area of concern which has the potential to cause an impact locally. The applicant has proposed low level lighting around the ménage of a metre in height and downward facing. In the short term, this may be obvious in views from neighbouring properties; however these impacts will ultimately be mitigated by the proposed hedgerow.

In relation to the proposed landscape scheme the introduction of an additional hedge to the southern boundary of native plants is welcomed. This would supplement the hedges already planted to the other boundaries. The introduction of the hedging helps to enhance the site's biodiversity value. I have suggested some changes to the location and species of the tree planting proposed. The introduction of these trees should assist in providing a backdrop to the development in the longer term. The applicant needs to make certain that the new planting is kept free of weeds whilst it becomes established. This is not currently the case. If the stock is lost they must be made aware that replacement planting will be required.

BA Ecologist – No objection - I support the comments of the landscape architect which include the planting of a native hedgerow along the boundaries of the field, to join the existing hedgerow. The hedgerow should consist of at least five native species to ensure it is beneficial to wildlife. Hedgerow plants should be replaced if planting fails. Install a spiral rabbit guard on each plant if rabbits are a known problem in the area.

A protected species survey is not required.

Highways - Whilst in principle I have no objection to the development, I am minded that the nature of the development is likely to give rise to a marginal increase in traffic movements to the site.

It is noted that the applicant has included a hard standing area for vehicles, etc., which is welcome but has not included any provision for improving the access to the site across the present grass verge, which will only deteriorate

over time and lead to discharge of mud and debris on to the public highway. Accordingly the access should be improved in accordance with the Highway Authority's specification.

In light of the above, subject to the proposals being for personal use only and there being no permitted livery or commercial use I have no objection to the proposals subject to conditions.

Parish Council – Object on grounds of impact on landscape, highways, noise pollution and waste water.

District Member – this application should only be determined by Broads Authority Planning Committee due to the potential landscape impact of this development in particular the cumulative effects of such developments both in and adjacent to the Broads Authority Area.

Broads Society – no objections.

4 Representations

4.1 Five representations were received objecting to the application for the following reasons:

- Impact on the landscape
- Ecology
- Noise Pollution
- Highways
- Light Pollution
- Design
- Amenity

5 Policies

5.1 The following Policies have been assessed for consistency with the National Planning Policy Framework ([NPPF](#)) and have been found to be consistent and can therefore be afforded full weight in the consideration and determination of this application.

Development Management Plan DPD (2011)
[DEVELOPMENTPLANDOCUMENT](#)

DP1 – Natural Environment
DP2 – Landscape and Trees
DP4 – Design
DP11 – Access on Land

5.2 The following Policies have been assessed for consistency with the NPPF and have found to lack full consistency with the NPPF and therefore those aspects of the NPPF may need to be given some weight in the consideration and determination of this application.

6 Assessment

- 6.1 The main issues to consider in the determination of this application are the design, impact on landscape, ecology, highways and amenity.

Landscape and Ecology

- 6.2 In terms of landscape, there were a number of concerns raised in the representations regarding the potential impact on the surrounding landscape given the sites location within the Waveney Valley. These concerns are acknowledged, however it is the case that the site is located on a plateau on the northern slope of the Waveney Valley. There are existing visual buffers in the form of intermittent belts of tree and shrub vegetation to the site and these would be strengthened by the proposed new hedging and trees. Furthermore, the location of the buildings and the natural weathering is designed to further minimise any visual impact.
- 6.3 The applicant has proposed low level lighting around the ménage of a metre in height. The lights would be 10w LED spotlights that would be positioned to face down and across the ménage. In the short term, there may be views from neighbouring properties; however these impacts will be mitigated following the planting of the proposed hedgerow in the next available growing season.
- 6.4 In relation to the proposed landscaping scheme the introduction of an additional hedge and trees to the southern boundary of native plants is welcomed. This would supplement the hedges already planted to the other boundaries and the introduction of these trees should assist in providing a backdrop to the development in the longer term. Overall there is no objection in landscape terms.
- 6.5 In addition the introduction of the hedging helps to enhance the site's biodiversity value. Further biodiversity enhancements proposed include the introduction of a wildlife pond and bird boxes which are welcome additions to the site.

Highways

- 6.6 In terms of access on land, it is acknowledged that the nature of the development is likely to give rise to a marginal increase in traffic movements to the site. However, the inclusion of an area of hard standing for vehicles is welcomed and the proposal follows Highways advice by improving the current grass verge access. The improvements to the access would be in accordance with the Highways Authority's specification (TRAD5) by improving the existing grass verge to a bound material with measures to avoid any surface water or material discharging onto the highway.

- 6.7 In light of the above, subject to the proposals be for personal use only and there being no permitted livery or commercial use there are no objections to the proposed development.

Amenity

- 6.8 In terms of amenity, concerns were raised over the proposed lighting and noise from the site. Any potential impact from the proposed lighting has been addressed above, with no objections raised with regards to the lighting.
- 6.9 The predominant source of electricity would be from solar power, backed up by a run silent generator when additional electricity is required. The lights and therefore the generator would be required for approximately two hours per day, mainly during the winter months when additional lighting is required. The run silent generator would be housed in a soundproof box, within one on the outbuildings. The distance to the nearest neighbour is over 100 metres. Taking into account the low level personal use, soundproofing and distance to neighbouring properties, it is considered that the proposed development would not result in any adverse impacts on neighbouring properties.

Design

- 6.10 In terms of design, the proposed stable block with unstained timber cladding and an onduline profiled sheet roof is considered appropriate for the agricultural setting. Representations received suggested the materials should match the existing buildings to the south, which have black stained weatherboarding and red pantile roofs. These materials are considered suitable for domestic buildings and their outbuildings, but would be wholly inappropriate for an agricultural building.

7 Conclusion

- 7.1 In summary, the proposed development is considered an appropriate design which would not have any detrimental impact on the local highway network. The landscaping scheme ensures that the proposed development would not have a detrimental impact on, or result in the loss of, significant landscape heritage with views from the river protected. The proposed biodiversity enhancements protect the biodiversity value of the land.
- 7.2 The proposed development is therefore considered to be in full accordance with Policies, DP1, DP2, DP4, DP11 and DP28 of the Development Management Policies, adopted 2011.

8 Recommendation

- 8.1 Approve subject to the following conditions:

- (i) Time limit
- (ii) In accordance with submitted plans
- (iii) Landscaping Scheme
- (iv) Should any new plant die within five years it shall be replaced
- (v) Biodiversity enhancements

- (vi) Prior to the first use of the development hereby permitted the vehicular access shall be provided in accordance with the highway specification
- (vii) No gate shall open outwards over the highway.
- (viii) Prior to the commencement of the use hereby permitted the proposed access, on-site car parking and turning / waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- (ix) The development shall be for personal use only

9 Reason for recommendation

9.1 In the opinion of the Local Planning Authority the development is acceptable in respect of Planning Policy and in particular in accordance with policies DP1, DP2, DP4, DP11 and DP28.

Background papers: Application File BA/2016/0176/FUL

Author: George Papworth
Date of Report: 6 June 2016

List of Appendices: APPENDIX 1 - Location Plan

APPENDIX 1

