

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0331/RET 14.05.2015	Gelligoediog Riding School Gelligoediog Farm Gelligoediog Farm Lane Manmoel Blackwood NP12 0RH	Retain the change of use to a horse riding school Gelligoediog Farm Gelligoediog Farm Lane Manmoel Blackwood NP12 0RH

APPLICATION TYPE: Retain Development Already Carried Out

SITE AND DEVELOPMENT

Location: Gelligoediog Riding School, Gelligoediog Farm, Manmoel, NP12 0RH. The site is located within the open countryside outside of any settlement boundary.

Site description: The riding school is within a working farm amounting to 34 acres in conjunction with a tenanted farm of 186 acres and utilises existing farm buildings and stables along with an existing ménage. No alterations are necessary to any of the existing buildings to accommodate activities associated with the riding school.

Access to the farm and riding school is via an existing single lane rural track, measuring some 182 metres leading off the existing highway network. This track serves both Gelligoediog bungalow and Gelligoediog Farm. There is also a pair of cottages at the junction of this access track with the main highway.

The applicant has submitted a Design and Access Statement, within which it is confirmed that "vehicle access to and from the horse riding school will also be via the existing highway network and carefully designated time slots are given to customers to facilitate movement". However, no specific details have been provided.

Development: Full planning permission is sought in respect of the retention of the change of use of the premises to a horse riding school, including a ménage. The developer has also provided details of two passing bays proposed along the access track leading to the premises.

The business employs five people.

Hours of opening are 8.30am to 8pm Tuesday to Sunday and Bank Holidays.

Dimensions: The ménage measures 20m x 39.8m. The existing barn used for the riding school measures 7m x 7.7m x 5m in height.

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Materials: Not applicable.

Ancillary development, e.g. parking: Two car parking spaces located opposite the barn used by the riding school.

PLANNING HISTORY

No previous planning history.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: In the open countryside and within the Manmoel Visually Important Local Landscape (VILL) as identified by Policy NH2.2 of the LDP. Also, within Nant-y-felin Wood, North East of Markham Site of Interest for Nature Conservation (SINC).

Policies:

Strategic Policies

SP1 - Development Strategy in the Heads of the Valleys Regeneration Area, SP6 - Place making, SP10 - Conservation of Natural Heritage, SP11 - Countryside Recreation, SP21 - Parking Standards.

Countywide Policies

CW2 - Amenity, CW3 - Design considerations highways, CW4 - Natural Heritage Protection, CW15 - General locational constraints, CW19 - Locational constraints - Rural Development and Diversification, supplementary planning guidance contained in LDP5 - Parking Standards and LDP10 - Buildings in the Countryside.

NATIONAL POLICY

Planning Policy Wales, 7th Edition, July 2014, TAN 12 - Design.

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No.

Was an EIA required? Not applicable.

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COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Not an issue in respect of this application.

CONSULTATION

Head Of Public Protection - No objection subject to a conditions being attached to any consent requiring the control of feedstuffs and waste.

Minerals Officer - The site is within the sandstone safeguarding area identified in the adopted LDP. However, the application is for the retention of a change of use of existing land and buildings and does not involve any additional built development. Therefore there is no objection on mineral safeguarding grounds.

Transportation Engineering Manager - No objection subject to conditions being attached to any consent in respect of parking provision and the provision of passing bays.

Countryside And Landscape Services - Drawing No 15/0865 dated August 2015 shows the location and approximate dimensions of two proposed passing bays on the approach road to the farm. Both of the passing bays appear to encroach into the drawn alignment of the existing hedgerow. The excavations for these passing bays will result in the loss of plant roots and potential damage to or the loss of up to 20m of native hedgerow. A landscape proposal which realigns the hedgeline around the boundary of the passing bay is required. This realignment can be achieved by digging out and replanting the existing rootstock or through new planting. A method and detailed proposal is required by condition for approval.

Argoed Community Council - Object to the retention of the riding school use because it feels that the entrance to serve the site is inadequate for the size of vehicles accessing the site.

ADVERTISEMENT

Extent of advertisement: The application has been advertised on site and five neighbouring properties have been consulted.

Response: Four.

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Summary of observations:

- highway hazards as a result of the increased use of vehicles and horse boxes using the same access track as existing properties, the farm and holiday lets, amounting to between 5 - 20 in the space of an hour
- the entrance to the lane is often used as a turning point by local residents and people visiting the village
- danger to pedestrians as a result of passing vehicles along a narrow lane
- increased highway danger because there are no passing bays
- damage to boundary wall by vehicles traversing the narrow access track
- clarification required in respect of the planning approval sought
- lane is used by various groups of Ramblers, casual walkers, local residents, army cadets, scouts, outdoor orienteering as it is part of the Sirhowy Walk.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?

There are no specific crime and disorder implications material to the determination of this planning application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No.

ANALYSIS

Policies: The application has been considered in accordance with local plan policies and national planning guidance and is an application for the retention of a horse riding school and ménage.

Policy CW15 of the LDP permits appropriate recreation and leisure proposals beyond the settlement limits. Policy CW19 sets down criteria that would be applicable to any leisure use in countryside locations.

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In this respect rural development and diversification will be permitted where they are consistent in scale and compatible with their rural location, including the retention and enhancement of existing natural heritage features; that where buildings are required to deliver the scheme, existing buildings are reused where possible, or the new buildings relate to an existing group of buildings and they will be complimentary to and not prejudice the operation of the existing business. The riding school comprises a recreational use that sits well in a countryside location and is therefore acceptable in principle, and its small scale and use of existing facilities would have a minimal impact on the site and its setting. The only new development associated with the application is the provision of parking and the creation of two passing bays along the access road to the establishment.

Policy CW3 of the LDP considers highway implications. The objections raised in respect of the development are made mainly on grounds of highway safety and the suitability of the narrow access road to serve the development and other existing properties. The Group Manager (Highways and Transportation) has considered the development and has raised no objection subject to parking provision and the creation of two passing bays along the access road in line with submitted plans. This may be dealt with by attaching appropriate conditions to any consent.

Policy CW4 of the LDP considers natural heritage protection and it is noted that the development is located within the Manmoel VILL (Policy NH2.2) and also within the Nant y felin Wood, North East of Markham SINC (Policy NH3.29). The development has been considered by this Countryside Division, who has raised no objection to the development subject to a condition requiring the realignment of the existing hedgerow around the proposed passing bays, which may be addressed by attaching a condition to any consent as discussed above.

Comments from Consultees: The concerns of the statutory consultees referred to above may be addressed by attaching appropriate conditions to any consent.

Comments from public: The matter of damage to a neighbour's wall by a vehicle is a private matter. The other concerns raised are discussed above.

Other material considerations: None.

In conclusion it is considered the proposed development does not conflict with local plan policies and subject to the imposition of appropriate conditions is acceptable in planning terms.

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Application No. 15/0331/RET Continued.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The area indicated for the parking of vehicles shall be laid out in accordance with the submitted plans within 1 calendar month of the date of this consent, and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.
- 02) The proposed passing bays shall be provided in accordance with the details to be agreed in respect of condition 4 below within 6 calendar months of the date of this consent.
REASON: In the interests of highway safety.
- 03) Prior to the first use of the stables hereby approved a scheme for the storage of foodstuffs, and the storage and disposal of waste and manure shall be implemented in accordance with details that shall be agreed in writing with the Local Planning Authority.
REASON: To prevent pollution.
- 04) Prior to the commencement of works in respect of the agreed passing bays, a detailed landscaping proposal and method statement, which realigns the hedgeline around the boundary of each passing bay, shall be submitted for consideration and approval in writing with the Local Planning Authority. The development shall be carried out in conjunction with the works in respect of the provision of the passing bays.
REASON: In the interests of visual amenity and biodiversity.

Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW3.

The applicant is advised of the comments of the Council's Countryside and Landscape Services Manager.