

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0820/FULL 20.11.2013	Pont Carreg Mr A Stallard 10 Redbrook Court Caerphilly CF83 1ED	Erect a commercial stable block and tack room/food store on agricultural land including all engineering and associated works Fferm Pont Carreg - Land Rhyd Y Gwern Lane Machen

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The site is located in a small field parcel, which is part of a larger 'agricultural unit' of 5 hectares, adjacent to the road between Machen and Draethen. The field is on the south west side of the road, and the building would be erected near the northern boundary of the whole unit.

Site description: The field is triangular in shape, and has been used as grazing land.

Development: The proposal is to construct a stable block and tack room.

Dimensions: Proposed stables would be a total length of 21.3 metres, 3.5 metres in depth, and a maximum 3.4 metres in height.

Materials: The stables and tack room would be constructed of concrete block and Yorkshire boarding and a coated profiled steel sheet roof.

Ancillary development, e.g. parking: The applicant has indicated a total of eleven vehicle parking spaces to be provided for all the uses at the site.

PLANNING HISTORY

P/05/1613 - Alter existing vehicular site entrance, create farm track site access and erect barn - Refused 26.01.06.

06/0041/FULL - Erect 2.5m high boundary fence and gates to make secure enclosure for deer farming - Granted 05.10.06.

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07/0172/FULL - Erect retaining wall to retain soil bank and carry out associated engineering works to batter back bank on existing entrance/agricultural land/track/railings - Granted 10.05.07.

09/0975/FULL - Erect a 360 sq metre barn on agricultural land of 5 hectares or more to house deer calves, to include all engineering works and hardcore road to proposed barn from existing track and include cut and fill to site barn and all landscaping, parking areas and turning area - Granted 10.05.10.

10/0399/FULL - Erect a 50 square metre pig farrowing unit on agricultural land of 5 hectares or more to include all associated works and engineering works - Granted 04.08.10.

POLICY

LOCAL DEVELOPMENT PLAN:

Site Allocation: Outside settlement limits.

Policies: SP5 (Settlement Boundaries), CW2 (Amenity), and CW3 (Design Considerations Highways), CW4 (Natural Heritage Protection), CW19 (Locational Constraints: Rural Development and Diversification), NH1.5 (Special Landscape Area).

NATIONAL POLICY: Planning Policy Wales (2014).
National Planning Guidance contained in Technical Advice Note 12 - Design.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? No coal mining risk assessment is necessary, but an advice note should be forwarded to the applicant.

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CONSULTATION

Head Of Public Protection - No objection subject to conditions and makes comments of which the applicant should be advised.

Senior Engineer (Land Drainage) - No objection subject to conditions and makes comments of which the applicant should be advised.

Countryside And Landscape Services - No objection.

Minerals Officer - No objection.

Transportation Engineering Manager - No objection subject to conditions.

ADVERTISEMENT

Extent of advertisement: One neighbour was notified by letter and a site notice was erected.

Response: None.

Summary of observations: None.

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? This is not an issue in this case.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? This is not an issue in this case.

Is this development Community Infrastructure Levy liable? No.

ANALYSIS

Policies: Policy CW2 of the LDP states that development beyond the settlement boundary will only be permitted for certain categories of use; these include recreation and leisure proposals and the development is, therefore, considered to be in accordance with this policy.

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Policies CW4 (the strategic policy in respect of natural heritage protection) and NH1.5 (special landscape area) of the LDP would allow development in the countryside only where it would not harm the character, amenity, landscape and nature conservation value of the area.

The siting of the stables block would be near the northern field boundary, set back approximately 13 metres from the highway, Rhyd y Gwern Lane. Buildings in the countryside usually fit better into the landscape where they form groups of buildings. This stable block would be located near to a proposed deer shelter/barn, thus would result in less harm to the landscape than if it was located in an isolated position.

The development is considered to comply with local plan policies relating to rural development by virtue of the siting, scale and design of the proposal. It is considered that the development would not have any adverse impacts upon the character of the Special Landscape Area.

There are no existing neighbouring properties in close proximity, thus there would be no impact upon the residential amenity of neighbouring properties. However, planning permission was refused earlier this year for the erection of a temporary dwelling under the provisions of Technical Advice Note 6: Planning for Sustainable Rural Communities. It is not unreasonable to think that a dwelling may be justified here at some point in the future if the rural enterprise at this location proves to be successful. Therefore, the Head of Public Protection has suggested conditions to control storage of waste products and feedstuffs in order to protect residential amenity. The proposed stable block would be constructed of more substantial building materials than stables often are in rural areas, but the submitted details would be in keeping with agricultural buildings and, more particularly, those of the proposed deer shelter, and it is therefore considered that there would not be any adverse effects upon the character of the proposed buildings, or the visual amenity of the rural surroundings. There are no privacy issues. The building would be constructed to an acceptable design. It is appropriate to attach to the grant of any consent conditions relating to drainage, waste storage and disposal, and use limitations in order to control the development. The Applicant has indicated that the stables are intended to be used for a low-key commercial purpose, i.e. rental of individual stables to horse owners, in the form of livery, but self maintenance, and not for use as a riding school. Subject to conditions, the proposals are therefore compliant with development plan policies and design guidance.

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Comments from Consultees: The Transportation Engineering Manager indicates the need for conditions, one of which is to provide passing bays along Rhyd Y Gwern Lane; however, the site frontage is a relatively straight length of road where the access point is visible in both directions for some distance. The volume of construction works necessary to achieve a lay-by is difficult to justify when it is clear that vehicles may pull into the existing access to allow oncoming traffic to pass. The comments of the other Consultees are discussed in the analysis above.

Comments from public: None.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) Notwithstanding the submitted plans, prior to the first use of the development hereby approved details shall be submitted to and approved in writing by the Local Planning Authority which provide one parking space per stable and 1 operational parking space within the curtilage of the site. Such provision shall be completed in accordance with the agreed details prior to beneficial use of the stables commencing and shall be maintained thereafter free of obstruction for the parking of motor vehicles only.
REASON: To ensure that adequate parking facilities provided within the curtilage of the site in the interests of highway safety.
- 03) Notwithstanding the submitted plans, prior to the first use of the development hereby approved details shall be submitted to and approved in writing by the Local Planning Authority which provides a turning area within the curtilage of the site which enables all vehicles, including horseboxes, to enter and leave the site in a forward gear. Such provision shall be completed in accordance with the agreed details prior to beneficial use of the stables commencing and shall be maintained thereafter free of obstruction for the turning of vehicles only.
REASON: In the interests of highway safety.

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- 04) Provision shall be made for calling vehicles, including horseboxes, to stand clear of the carriageway, details of which shall be agreed in writing with the Local Planning Authority and completed prior to beneficial use of the stables commencing.
REASON: In the interests of highway safety.
- 05) Prior to the first use of the development hereby approved a scheme for the management of feed and waste including waste feedstuffs and manure shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the site shall be operated in accordance with the agreed scheme.
REASON: In the interests of public health.
- 06) Prior to the commencement of works on site a scheme of land drainage shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which they relate is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.

Advisory Note(s)

Please find attached the comments of Senior Engineer (Land Drainage) that are brought to the applicant's attention.

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: SP5, CW2, CW3, CW4, CW19 and NH1.5.
