

BOROUGH OF KETTERING

Committee	Full Planning Committee - 01/07/2014	Item No: 5.8
Report Originator	John Hill Development Officer	Application No: KET/2014/0286
Wards Affected	Queen Eleanor and Buccleuch	
Location	Croft Barns (land to the rear of), Queen Street, Geddington	
Proposal	Full Application: Erection of stable block	
Applicant	Mrs D Holland	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The stables hereby approved shall not be used for any commercial purposes.

REASON: To safeguard the amenity of nearby residential occupiers in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy

3. There shall be no external illumination on the site at any time other than in accordance with a detailed scheme which shall first have been submitted to and approved in writing by the Local Planning Authority. Thereafter only the approved scheme shall be implemented.

REASON: In the interests of the amenities of the area and neighbouring residential properties in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

4. At no time shall the burning of animal waste take place on the site.

REASON: To safeguard the amenity of the neighbouring residential occupiers in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

5. Prior to the storage of any manure on the site details of the precise location shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter only the approved locations shall be used.

REASON: To safeguard the amenity of the neighbouring residential occupiers in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

6. Prior to the commencement of the development hereby approved a programme of archaeological work shall be undertaken in accordance with a written scheme of investigation that shall first have been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that features of archaeological interest are properly examined and recorded where found in accordance with paragraph 141 of the National Planning Policy Framework.

Officers Report for KET/2014/00286

3.0 Information

Relevant Planning History

None

Site Description

Officer's site inspections were carried out on the 23rd May 2014.

The application site is a field, some 0.9ha in area which forms the southern part of a much larger area of open land centrally located within the built up part of Geddington. The field is currently laid to grass.

Access, both pedestrian and vehicle can be gained from both New Road to the west and the applicant's property Croft Barns which adjoins the field boundary to the north east. The remainder of the western boundary is shared with the rear garden of 18 Queen Street and the side elevation of a now derelict factory, the boundary at this point being defined by the former high side wall of the factory building, the roof of which having been removed.

Immediately adjoining the boundary to the south east corner is a modest single storey brick built building the use of which it has not been possible to ascertain. Notably though it is not designed for residential purposes. Beyond this and running the remaining length of the southern boundary is the car park to the White Lion Public House which fronts Queen Street.

Proposed Development

The proposal is to erect a single storey stable building in the south east corner of the aforementioned field in what is an elevated position compared to the rest of the field. It is to be clad in timber shiplap boarding finished in a 'Tanalith' stain with a slight green tint with a pitched roof over to be covered in 'Onduline' corrugated sheeting coloured black. It is to be a single building subdivided into a number of distinct elements including: 3 loose boxes along one side with opposite a hay barn, feed store, tack room and wash down. A small kennel is also detailed at the enclosed end of the building.

The application states the stable is for the private use of the applicant only who has two horses and is not to be used on a commercial basis.

The overall length of the building is 14.4m, its width 10.8m and its height to ridge 4.3m and to eaves 2.5m.

A lighting scheme is proposed to include internal lighting and 60watt bulkhead type fittings under the front overhang plus one approach light activated when movement is detected.

Any Constraints Affecting the Site

Adjacent to Geddington Conservation Area.

4.0 Consultation and Customer Impact

County Highways - Raises no issues to the scope of the development. If any surfaces adjacent to the public highway are 'hardened up' as a result of this development no surface water should discharge onto such and a positive means of drainage shall be installed to prevent any such occurrence.

County Archaeology – Recommend a condition be attached securing the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be approved in writing by the local planning authority.

Geddington PC – Unable to support the application for the following reasons: the building is in a designated green area and highlighted in the village plan as an area for non-development; the size of the building is also substantial for a private stable block and there is a resulting unsatisfactory impact on the setting of the Conservation Area.

Neighbouring landowner – States that he and his family own the site of the derelict factory at 26 Queen Street which is currently being sold to prospective property developers. The position of the proposed stable block will impact greatly on the sale potential and eventually on the property owners once the factory site has been developed. The factory site needs to be developed as the need for houses in the area has greatly increased. Don't object to the building of a stable block but do object to its close proximity to their boundary.

5.0 Planning Policy

National Planning Policy Framework (NPPF)

Section 12 Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Core Spatial Strategy (NNCSS)

Site Specific Proposals Local Development Document – Options Paper Consultation March 2012 (the latest Assessment of Additional Sites and Update Oct 2013 shows the site as a discounted Housing option

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle.
2. Impact on amenity of neighbouring residential properties.
3. Impact on setting of Geddington Conservation Area
4. Impact on local archaeology

1. Principle

In planning terms the legitimate use of the land is agricultural. In planning policy terms in the Kettering Local Plan it is identified along with the land to the north and south of the River Ise as 'environmentally important open space' although the specific policy in the Plan supporting this allocation has not been saved.

However recognition of the open nature of this area of land continues to be recognised in emerging policy. The Council's Site Specific Proposals Local Development Document – Options Paper Consultation published in March 2012 shows it as 'Proposed Historically and Visually Important Open Space'.

Any development as a matter of principle must not harm the open character of the area. It is considered that the design and scale of the building and its siting close to one corner of the field adjacent to neighbouring built development is an acceptable location in this context.

2. Impact on amenity of neighbouring residential occupiers

The built development of the village that is in closest proximity to the proposed stable block is the derelict factory, 3m to the south east. This currently in effect shields the neighbouring residential properties from the actual site of the proposed stables. In these circumstances there will be no adverse impact from the use of the stables themselves on neighbouring residents.

However issues highlighted by the Council's Environmental Health Officer relate to the disposal of animal waste. They recommend two conditions to be attached to any consent. One preventing the burning of manure on the site and a second that manure heaps must be sited away from any adjacent property boundary. Having regard to the latter it is considered a more appropriate condition is that the applicant has to submit the location of such heaps for the written approval of the local planning authority.

Reference is made to a lighting scheme for the stables in the application. To ensure such a scheme is acceptable a condition is to be attached to any permission requiring full details to be submitted to and approved by the local planning authority.

Having regard to the objection from the owner of the neighbouring derelict factory on the grounds that the stable would adversely impact on any future redevelopment of that site, in particular for residential development, it is

considered little weight can be given to this at the present time in the absence of any approved scheme demonstrating that the site could in fact be redeveloped for residential development.

The proposal is therefore considered compliant with policy 13 of the NNCSS

3. Impact on setting of Geddington Conservation Area

The boundary of the Geddington Conservation Area (CA) is defined by the built up edge of the village immediately to the south east and as already stated is defined by the derelict factory. As the derelict factory dominates this part of the CA the proposed stable, which is of an acceptable design and scale, is not considered to have an adverse impact on its setting.

The proposal is therefore considered compliant with Policy 13 of the NNCSS.

4. Impact on local archaeology

Northamptonshire County Archaeology (NCA) have identified the site as lying within an area of historic settlement and the county Historic Environment Record indicates earthworks possibly related to that settlement have been observed in the vicinity. They advise there is also a record of Iron Age activity a short distance to the west. They conclude there is therefore the potential for remains of archaeological interest to survive on the site, albeit truncated by more recent activity.

As a consequence, in accordance with the guidance in the NPPF, they recommend a condition be attached to any permission requiring prior to the commencement of development a programme of archaeological work is carried out on the site of the stable that has first been agreed with the local planning authority. NCA advise it expected this would take the form of an archaeologist be present during the groundworks associated with constructing the stable who would investigate and record any archaeological remains found during ground stripping.

In applying this condition the proposal is compliant with policy 13 of the NNCSS.

Conclusion

The proposed development is considered compliant with the relevant national planning policy guidance and the relevant policy of the Development Plan. It is therefore recommended that planning permission is granted subject to conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

John Hill Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: