

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 28/07/2015</b>	<b>Item No: 5.8</b>
<b>Report Originator</b>	<b>Alan Davies Development Officer</b>	<b>Application No: KET/2015/0484</b>
<b>Wards Affected</b>	<b>Queen Eleanor and Buccleuch</b>	
<b>Location</b>	<b>Croft Barns 14A Queen Street, Geddington</b>	
<b>Proposal</b>	<b>Full Application: Change of use of existing stables and manege from private use to riding school. Improvements to existing vehicular access from New Road and car park</b>	
<b>Applicant</b>	<b>Ms D Holland</b>	

### 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 development hereby permitted shall not be carried out other than in accordance with the approved plans and details shown on drawing numbers 1521-100 and 1521-101A.

REASON: In the interest of securing an appropriate form of development 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.

REASON: In the interests of the amenity of occupants of neighbouring properties in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

4. Before the use hereby permitted first commences, space for the loading, unloading parking and manoeuvring of vehicles shall be provided within the site in accordance with the approved plans and shall thereafter be retained and kept available for such purposes.

REASON: In the interests of highway safety in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

5. The horse-riding school hereby permitted shall not be carried out other than in accordance with the details as outlined in the submitted 'Planning Statement' dated 15th June 2015.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

## **Officers Report for KET/2015/0484**

This application is reported for Committee decision because there are unresolved, material objections to the proposal.

### **3.0 Information**

#### **Relevant Planning History**

KET/2014/0667 – Change of use of part of paddocks to all weather manege.  
Approved 11/12/2014.

KET/2014/0286 – Erection of stable block. Approved 08/07/2014.

#### **Site Description**

Officer's site inspection was carried out on 25/06/2015.

The application site is located within the built up part of Geddington village with the border of the Conservation Area to the north, east and south of the site. The site is approximately 0.9 hectares in area and features a small timber stable (with 4 individual stables and 2 tack rooms), a paddock and an all weather manege. The site slopes sharply down to the north across the northern portion of the site. A stonewall-lined pathway runs the northern boundary of the site. Access, both pedestrian and vehicular, can be gained from New Road to the west as there is an existing dropped kerb. There is a set of 2 metre high timber gates fronting on to the footpath next to the highway. There is no hard surfacing within the site behind the timber gate. The remainder of the western boundary consists of mature hedges.

#### **Proposed Development**

It is proposed to change the use of the existing site from personal use as a stable/paddock and manege to a riding school. The school will provide lessons for up to 2 customers at a time. No additional stables or stabling is proposed. The existing access to the site from the west from New Road will be upgraded in order to satisfy highways requirements by providing a space clear of the highway in front of the gates and also to provide 4 parking spaces on site for customers.

#### **Any Constraints Affecting the Site**

Public Footpath GL005 (to north boundary)  
Site bounded by Geddington Conservation Area  
A Road to the west

#### **4.0 Consultation and Customer Impact**

##### **Geddington Parish Council**

Support this proposal.

##### **Highway Authority**

No objection.

##### **Neighbours**

Two objections have been received from nos. 11 and 15 New Road which raise concerns about the safety of the access.

#### **5.0 Planning Policy**

##### **National Planning Policy Framework**

Policy 3. Supporting a prosperous rural economy

Policy 4. Promoting sustainable transport

Policy 7. Requiring good design

Policy 12. Conserving and enhancing the historic environment

##### **Development Plan Policies**

##### **North Northamptonshire Core Spatial Strategy**

Policy 1. Strengthening the Network of Settlements

Policy 9. Distribution & Location of Development

Policy 13. General Sustainable Development Principles

##### **Local Plan**

RA3. Rural Area: Restricted Infill Villages

##### **Emerging Policies**

Site Specific Proposals Local Development Document – shows the site as Historically and Visually Important Open Space

#### **6.0 Financial/Resource Implications**

None

## **7.0 Planning Considerations**

The key issues for consideration in this application are:-

1. Principle of development
2. Impact on Geddington Conservation Area
3. Residential amenity
4. Access

### 1. Principle of development

The application site is located within the designated settlement boundary of Geddington and therefore the proposal accords with Policies 1 and 9 of the North Northamptonshire Core Spatial Strategy, which aside from focusing development to the growth towns also requires development elsewhere to be located within existing settlements. Planning permission for the erection of an all-weather manege on the site and the corresponding change of use of the whole site to be used for personal use of stabling and riding horses was granted in 2014 under permission KET/2014/0667. This latest application seeks to change the use of this site from personal use to allow it and the manege to be used as a horse riding school, and thus be used in a commercial capacity. Policy 3 of the National Planning Policy Framework supports the sustainable growth and expansion of all types of business and enterprise in rural areas. Given that this site is within the village boundary of Geddington, and the bulk of the operational development already benefits from planning permission it is considered to be an acceptable proposal.

Any development as a matter of principle must not harm the open character of the area. Given that this proposal seeks to utilise structures that have already been built and have planning permission (the stables and manege) and the small amount of proposed operational development, which amounts to the improvement of the vehicular access from New Road, it is considered that the open nature of this area will be retained. Further consideration of the impact of the proposed operational development is given below. It is however considered that the principle of this application in this instance is acceptable as it is a sustainable use of an existing site within the village boundary.

### 2. Impact on Geddington Conservation Area

The boundary of Geddington Conservation Area runs to the north, east and south of the proposal site. The visual changes that will result from this proposal are to the west boundary and thus out of view from the Conservation Area. They are also considered to be small scale in nature and as such it is not considered that the change of use or the improved access would have an adverse impact upon the character and appearance of the Conservation Area. The proposal is also located within a site that is considered to be Historically and Visually Important Open Space (HVI). This application seeks to retain its historic and visual importance by retaining the existing hedgerow boundaries and ensuring that the majority of the site retains its verdant character through its continued use as paddock land. The proposal is therefore considered to comply with Policy 13(h) of the North Northamptonshire Core Spatial Strategy and Policy 12 of the National Planning Policy Framework in respect of its impact upon heritage assets.

### 3. Residential Amenity

The site will be changed from its current use for recreational purposes to a business use. As a result more people will visit the site and the increase in visitors and traffic movements could potentially have a negative impact upon the amenity of surrounding residents. In order to address these concerns the applicant has proposed a small scale business, as demonstrated in the submitted Planning Statement, and therefore there will only be 2 customers having riding lessons at any one time. In order to ensure this is the case a condition restricting the number of customers having riding lessons to a maximum of 2, along with a condition restricting the hours of use, will be imposed to ensure that the proposal will not have a detrimental impact upon the amenity of surrounding residents. In addition, the manege is set away from the site's boundaries and has been used since 2014. The proposal is therefore considered compliant with Policy 13(l) of the North Northamptonshire Core Spatial Strategy in respect of amenity.

### 4. Access

Two objections to the proposal have been submitted based on the access to from the site from New Road. The proposed change of use will generate more visitors to the site and therefore in order to ensure that the vehicular access is safe the existing vehicle crossover onto New Road will be improved by hard-surfacing an area 10 metres back from the highway's edge and providing visibility splays. NCC Highways have been consulted on the details and are happy with the proposal. A condition is therefore proposed to ensure that the development is carried out in accordance with the approved details. Provided that this is the case the proposal will accord with Policy 13 (d and n) of the North Northamptonshire Core Spatial Strategy.

### Conclusion

The proposal represents the development of a local enterprise within the existing settlement of Geddington. It complies with national and local planning policy, will not have a detrimental impact upon residential amenity, highway safety or the character and appearance of Geddington Conservation Area. The proposal is therefore recommended for approval.

#### **Background Papers**

Title of Document:

Date:

Contact Officer:

Alan Davies, Development Officer on 01536 534316

#### **Previous Reports/Minutes**

Ref:

Date: