
ITEM APP/2007/6323 WARD Greasby Frankby and Irby

Location: Land adj south of Meadowside Cottage 124 Mill Lane Greasby Wirral CH49 3AR

Proposal: Retention of horse shelter and two feed store sheds, revised siting (amendment to APP 2007/5487).

Applicant: Pat Wilson
4 Brookdale Avenue North
Greasby
Wirral
CH49 2NU

Agent: P W Hinton
Wirral Planning Advice & Appeals Service
31 Shrewsbury Drive
Upton
Wirral
CH49 6LB

Development Plan allocation and policies: Green Belt
LA5 Criteria for Horse Shelters and stables
GB2 Guidelines for development in the Green Belt
PPG2 Greenbelt.

Planning History: 20075487 Retention of horse shelter and two feed store sheds
Refused 01.06.07.

Representations and consultations received: Representations:

19 individual letters of notification have been sent out, site notice displayed on entrance gate and as a result 15 letter has been received from the occupiers of 121, 122, 124, 130, 138, 139, 142, 160 and 166 Mill Lane, Lona, Arrowbrook Lane and 1 qualifying petition of 31 signatures has been received and the following comments were made:

- Midden should be the first priority before stabling is approved
- No manure has been removed from the site, the manure has been spread around the boundaries
- Infestation problems
- Busy road, know for accidents and speeding cars
- Vehicles should not be left on site for long periods of time.
- View is spoilt by wood shavings/hay and manure and other rubbish.
- Use of the hard standing for vehicles is unacceptable
- Right of way which applies to no.124 , locked gate stops this access.
- Deliveries should be restricted to week days
- Verbally informed residents that she will move the stables if they are approved as not suitable for owner
- Duty of care to rate payers, a strict manure policy should be in place.
- Detrimental impact on amenities of the occupiers of the neighbouring properties, the street scene and local landscape.
- Applicant land is overlooked by a designated Area of Special landscape value.
- Proposed pedestrian access would open up a currently unused shrubbed area.
- Pattern of unauthorised development in this area and no regard to the green belt.
- Better location could have been chosen
- Potential burglars gaining access to the rear of the properties
- Planning consent for full permission for livery stables
- Vandals of the greenbelt
- Traffic count been done to show how dangerous it would be to grant approval
- Abundance of wildlife on the site.
- The meadow is occupied by wildlife including owls, badgers and stoats
- Youth using the meadow if a new access is opened up.
- Hard/smooth surface is required to wheel a wheelbarrow over a field

7 letters of support has been received from the occupiers of nos.119,121,140,142 and 150 Mill Lane and the following comments were made:

- Owners priority is to the safety and well being of her horses
- Unfair and unjust for a decision to take place without the applicant being at the meeting.
- Horses add to the environment and enhance the beauty of the area.

The application was taken out of delegation by Councillor Reisdorf on the grounds of potential impact on wildlife.

Consultations:

Director of Regeneration (Environment Protection) - No objections to the application.

Environment Agency- standard guidance for stables to be applied in this instance.

Director of Technical Services (Traffic Management) - No objections on Traffic Management grounds.

Directors comments:

The application was deferred from planning committee on 13th September 2007 to consider the amended plans.

PROPOSAL

Retention of horse shelter and one feed store sheds, revised siting (amendment to APP/2007/5487) Amendments have since been received in terms of the proposed pedestrian access. The original plans show an additional access opened between nos. 156 and 160 Mill Lane, however the amended plans show that both vehicular access and pedestrian access will be through the existing access to the side of no.124 Mill Lane; these amendments have been in response to objections and concerns raised by the local residents.

The proposal is for a stable block, which will accommodate 2 horses and provide a haystore and tack room and a feed store and midden.

PRINCIPLE OF DEVELOPMENT

The development is to create a stable block and tack room to provide shelter for the 2 horses which are on the site and the associated tack. There is also one shed, which will provide storage for feed and hay. The horses are used for recreation and the premises are not run as a business use. The principle of stables for private use in the green belt are acceptable.

The amended plans that have been received are to remove the proposed pedestrian access at no.156 and retain the vehicular access as the only point of access. These amendments were made in response to concerns raised via objection letters.

POLICY CONTEXT

The land is allocated as Green Belt and must accord with the provisions of LA5 as part of Criteria for Horse Shelters and Stables. The stables are for non-commercial purposes and there is at least 0.4 hectares of grazing land for each horse.

Outdoor recreation uses are considered acceptable in the Green Belt and the proposed use is for the purpose of stabling and keeping horses on Green Belt Land. The local planning authority considers facilities for keeping horses an acceptable use within the green belt, however it is important to control the scale and impact of the horse related development so as not to harm the openness of the green belt.

The application seeks permission for a private use and if members are minded to approve this application a suitably worded condition could be attached to ensure the use of the stables etc would be for private use only. Any future proposals to operate a commercial venture would consequently require a new planning application.

APPEARANCE AND AMENITY ISSUES

The stables are located approximately 74 metres from the rear of no.156 Mill Lane along the West Side boundary of the field. The stables are approximately 113 metres from Mill Lane and the location itself is considered to be more suitable in proximity to

the neighbouring properties. The previous application 2007/5487 was located in much closer proximity to nos.124 and 130 Mill Lane, and the proposal is deemed to be much more suitable in terms of location. The stables are in a much more suitable location in terms of visual impact on the amenities of the neighbouring properties, and the proposal is considered not to detrimentally harm the outlook and level of privacy that the occupiers of the neighbouring and surrounding properties can reasonably expect to enjoy.

The stable block is 10.8 metres wide across the front elevation and projects back 3.8 metres and is 2.6 metres high to the pitch. Shed 2 is 2.3 metres high to the pitch and 1.5 metre wide, projecting back 2.1 metres. The structure is minimal in height and will not harm the openness of the green belt, the sufficient distance that separates the proposed structure from the neighbouring residential uses means that there will be little impact onto these properties.

The location of the development is well screened from the road by the 3 metre high hedge and is situated a sufficient distance from Mill Lane. Given that the proposed use is acceptable use within the green belt, it is deemed not to harm the openness of the Green.

HIGHWAYS IMPLICATIONS

There are no traffic implications as a result of this application.

HEALTH ISSUES

The environment agency were consulted and guidance was given regarding the disposal of manure and a suitable condition was provided which would ensure a competent scheme of storage and manure removal is in place.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no environmental or sustainability issues arising from this application.

CONCLUSION

The stables are to be located in a more suitable location in the green belt within the proximity of a residential area than the previous application (2007/5487). The proposal is considered not to harm the openness and aspect of the green belt and given the sufficient distance from the residential properties on Mill Lane the proposal is suitable in terms of location.

Summary of Decision: The proposed development is considered not to detrimentally impact on the amenities that the occupiers of the neighbouring and surrounding properties can reasonably expect to enjoy. The proposal will not impact on the openness and visual aspect of the Green Belt and accords with the Provisions of LA5 Criteria for Horse Shelters and Stables GB2 Guidelines for Development in the Green Belt and PPG2 Green Belt.

Recommendation: **Approve**

Condition(s):

- 1 Full planning permission: standard commencement date. (C03A)
- 2 The development hereby permitted should not be used for commercial enterprise or for any purpose other than for those specified in the application documents without the prior formal consent of the Local Planning Authority.
- 3 No development approved by this permission shall be commenced until a scheme for the containment and storage of manure, has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed, in accordance with approved plans.
- 4 Development according to plans received on 2nd October 2007. (C24C)

Reason for conditions

- 1 Standard (CR86)
- 2 To protect the amenity of the Green Belt with regard to GB2 of the Wirral's UDP.
- 3 To prevent the pollution of controlled waters.

4 For the avoidance of doubt. (CR33)

Last Comments By: 21 August 2007

56 Day Expires On: 15 August 2007

Case Officer: Miss H Crook