

Planning Committee

20 August 2015

Reference:
APP/15/00685

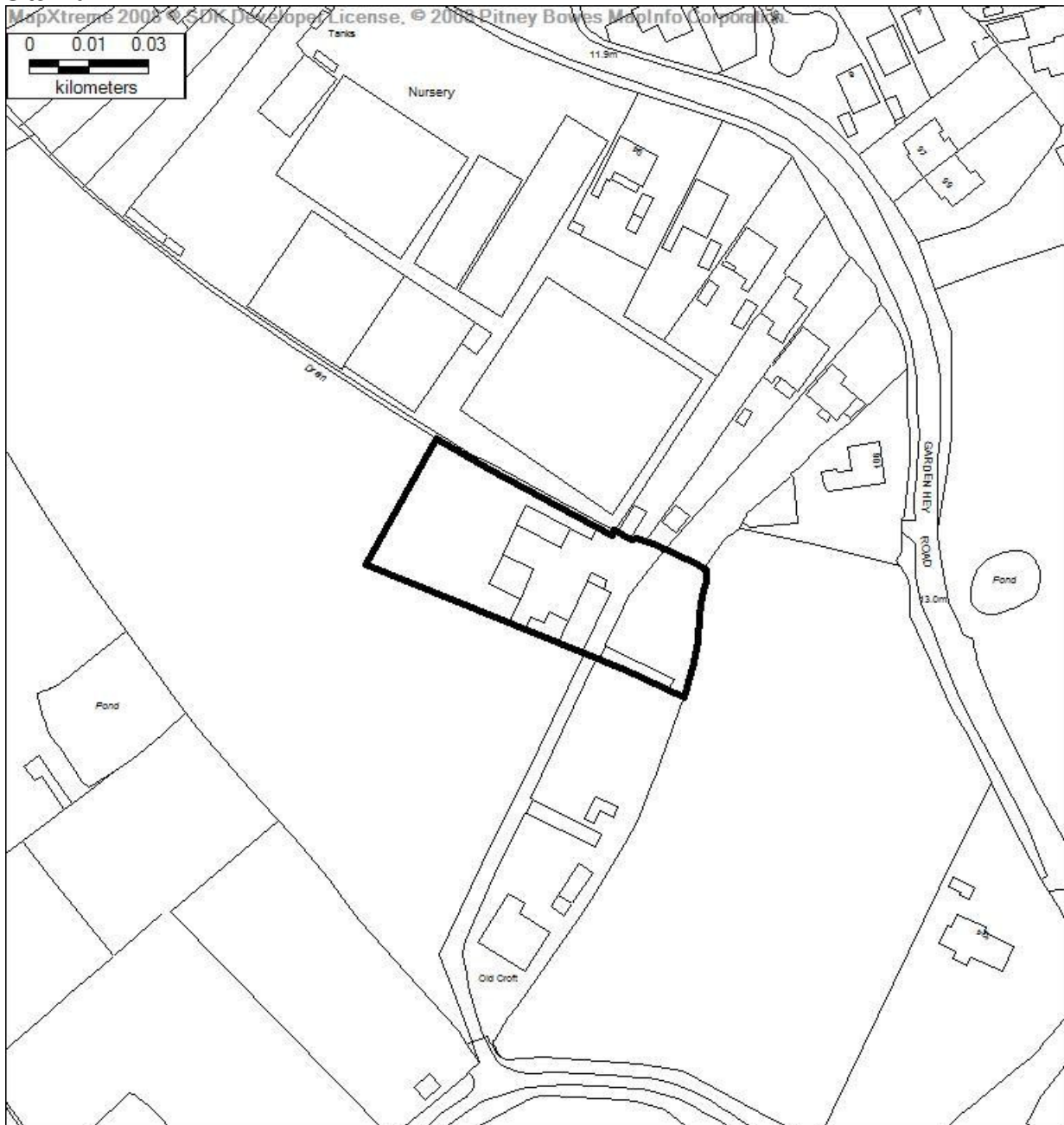
Area Team:
North Team

Case Officer:
Mrs S Day

Ward:
**Moreton West and
Saughall Massie**

Location: Land North of Old Croft, BARNACRE LANE, SAUGHALL MASSIE, CH46 5NJ
Proposal: Replacement of existing buildings with new stable and storage/workshop buildings
Applicant: Mr C Upton
Agent : PWE Design

Site Plan:



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Development Plan designation and policies:

Green Belt

Planning History:

Location: Old Croft, BARNACRE LANE, SAUGHALL MASSIE, CH46 5NJ
Application Type: Full Planning Permission
Proposal: Retention of maintenance access track.
Application No: APP/15/00232
Decision Date: 02/04/2015
Decision Type: Approve

Location: Old Croft, Barnacre Lane, Saughall Massie. L46 5NJ
Application Type: Full Planning Permission
Proposal: Erection of a detached garage at rear.
Application No: APP/95/06661
Decision Date: 23/01/1996
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance for Publicity of Applications, 7 neighbour notifications were sent to adjoining properties and a Site Notice was displayed. Two letters of objection have been received from Prospect Farm and Old Croft, Barnacre Lane and can be summarised as follows:

1. If approved, the proposal should be restricted to agricultural use and not residential.
2. Concern that buildings will be used for residential purposes or commercial livery.
3. Increase in traffic past the garden and land of Old Croft
4. Impact on views from Old Croft.

CONSULTATIONS

Head of Environment & Regulation (Traffic & Transportation Division) - No Objections

Saughall Massie Village Conservation Area Society - No objection to grazing and stabling but concerned that new buildings could be converted to dwellings. Note that whilst the site is not in the conservation area, the access is.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application was taken out of delegation by Councillor S Williams on the grounds that the proposals have the potential to result in noise, access and proximity problems for local residents.

INTRODUCTION

The proposal involves the erection of two buildings to provide stables and a store/workshop. They are to replace two existing buildings which are in a poor state of repair.

PRINCIPLE OF DEVELOPMENT

The site is located within the Green Belt, where non-commercial horse shelters and stables can be permitted subject to UDP Policies GB2 and LA5.

SITE AND SURROUNDINGS

The application site currently consists of two single storey buildings which are part of a larger parcel of land. The buildings are currently in a poor state of repair but have previously been used as stables and associated storage/workshop. The buildings and land are within the adopted green belt, some 77 metres outside the Saughall Massie Conservation Area. Surrounding uses are a mix of agricultural and open land uses with some residential properties. To the immediate south of the site is the land related to the dwelling 'Old Croft'. The access to the application site is from a recently approved access road which follows the boundaries of the land adjacent to Old Croft.

POLICY CONTEXT

Policy GB2 of the Wirral Unitary Development Plan lists the forms of development which are considered appropriate in the green belt, this includes outdoor recreation which in turn includes some equine uses.

Policy LA5 sets out the Council's criteria for horse shelters and stables. Subject to satisfying the green belt policies, they can be acceptable if of an appropriate scale and design and not intrusive. In addition, 0.4 hectare of land is required for each horse within the same location.

Policies WM8 and WM9 in the Joint Waste Local Plan set out the requirements for waste management, storage, recycling and collection facilities.

The National Planning Policy Framework also makes provision for appropriate facilities for outdoor sport and recreation, replacement buildings that are not materially larger and redevelopment of brownfield sites, which preserve or as have no greater impact on the openness of the green belt or the purposes of including land in it.

APPEARANCE AND AMENITY ISSUES

The site has until relatively recently been used for the stabling and grazing of horses. The applicant advises that 4 horses were stabled here and are currently being stabled elsewhere until the stables can be re-built to a more acceptable standard. The stable building is currently situated adjacent to the southern site boundary with Old Croft. The proposed new stable building would be built 6m away from this boundary and would be 1.7m longer than the existing stable building. In addition the stables would be 0.6m wider and 0.6m higher than the existing building. It is not considered that this increase represents a disproportionate increase in the size of the building and the design and materials are typical of this type.

The other building on the site is has previously been used for workshop and storage in association with the stabling. This is a single storey brick built structure with a corrugated sheet roof. This building is situated at right angles to the stables towards the northern boundary of the site. This building is currently in a very poor state of repair. The proposed rebuilding follows the same footprint as the existing structure but has a ridge height 1.8m higher. This in itself is not disproportionate, given the position and footprint of the building will not change. However the original elevational treatment featured more windows than would normally be expected on this type of workshop giving it an almost residential appearance. The plans have since been amended to remove the unnecessary windows on the rear elevation and retain the rural character of the building.

The new buildings are of a size which is not disproportionate to the buildings they replace and will have no greater impact on the openness of the green belt. As such the proposals are considered appropriate development. No change of use is proposed and as such no greater level of activity is anticipated. Objectors have expressed concern that the buildings could be converted to residential use as permitted development. This permitted development would only apply to agricultural buildings which do not include equine uses and related activity. The reference to agricultural use has been omitted from the description of development to clarify this matter.

The applicant has land available for horses as part of this application this amounts to 1.24 hectares which is 0.20 of a hectare less than Policy LA5 requires. However given that this is replacement of existing stables without an increase in the overall number of horses, this is considered acceptable.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no new residential properties are proposed.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway objections relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The rebuilding of the existing buildings would not have a greater impact on the openness of the green belt or the purposes of including land within it. The proposal is considered to be acceptable within the terms of Policy GB2 and Policy LA5 of the Wirral Unitary Development Plan and the guidance in the National Planning Policy Framework.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The rebuilding of the existing buildings would not have a greater impact on the openness of the green belt or the purposes of including land within it. The proposals would constitute appropriate development which accords with Policy GB2 and LA5 of the Wirral Unitary Development Plan and the guidance in the National Planning Policy Framework.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 28 July 2015 and listed as follows: CL1586-0714 2 1/2 and 2/2

Reason: For the avoidance of doubt and to define the permission.

3. NO DEVELOPMENT SHALL TAKE PLACE UNTIL samples of the roofing and facing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy GR2 of the Wirral Unitary Development Plan.

4. NO DEVELOPMENT SHALL TAKE PLACE UNTIL a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with policy WM8 of the Waste Local Plan.

5. Prior to first occupation or use of the development, arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details previous submitted to and agreed in writing by the Local Planning Authority, prior to the first occupation of the building.

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to Waste Local Plan Policy WM9.

6. The workshop and store hereby approved shall only be used in association with the stables as ancillary to the main equestrian use of the land and for no other purpose.

Reason: To protect the character and amenities of neighbouring properties and to protect the openness and character of the Green Belt, having regard to Policy GB2 of the Wirral Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 15/07/2015 15:10:46

Expiry Date: 17/08/2015