

## Planning Committee

21 October 2010

**Reference:**  
**APP/10/00818**

**Area Team:**  
**South Team**

**Case Officer:**  
**Miss A McDougall**

**Ward:**  
**Bebington**

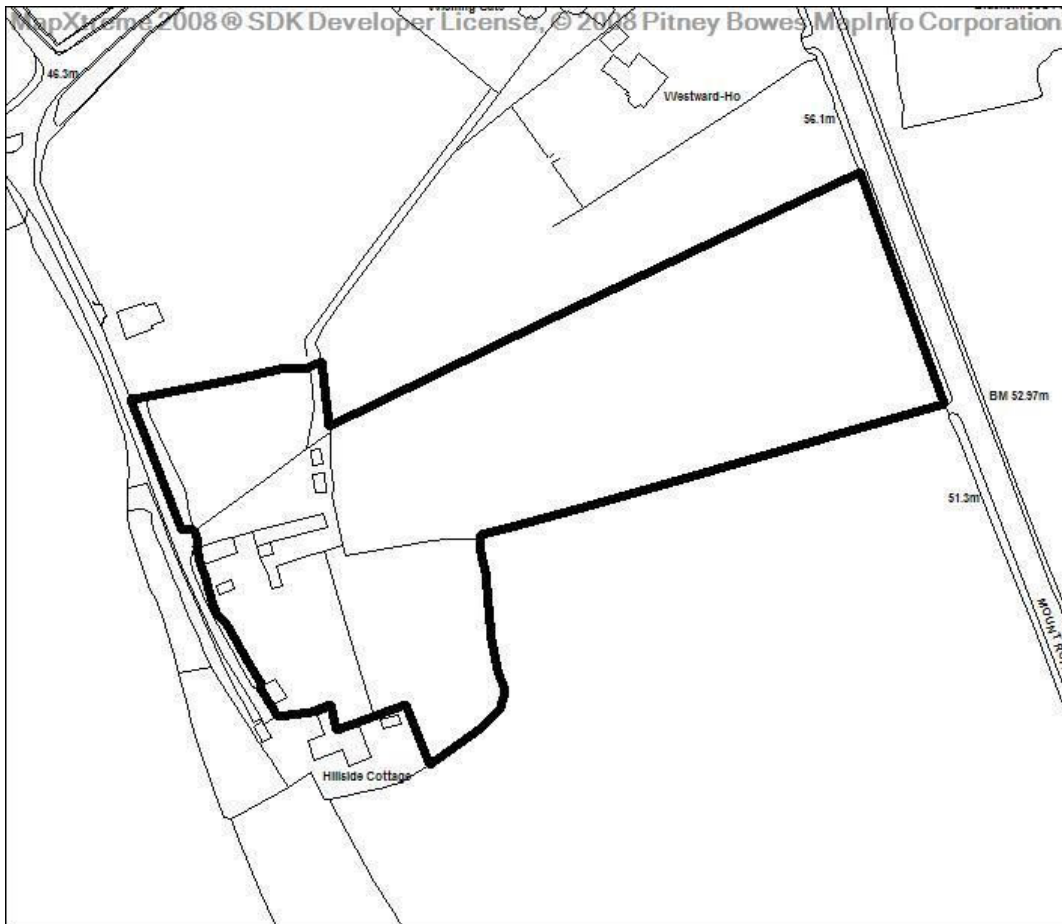
**Location:**  
**Proposal:**

Land adj Hillside Cottage, MEADOW LANE, STORETON, CH63 6HG  
Demolition of existing stables and ancillary buildings and erection of stable block providing riding facilities for people in need of care, (for the younger patient with physical and sensory disability) specifically for people between the ages of 16-65 and increase the width of Meadow Lane leading to the facilities.

**Applicant:**  
**Agent :**

Salisbury Independent Living  
The Kenefick Jones Partnership Limited

### Site Plan:



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**Development Plan allocation and policies:**  
Green Belt

**Planning History:**

APP/2008/5367 Menage schooling area for horses - Approved

APP/2008/5068 Retention of boundary fencing - Withdrawn

### **Summary Of Representations and Consultations Received:**

#### **Representations:**

A site notice was displayed. Letters of notification have been sent to properties in the area. At the time of writing this report 2 qualifying petitions have been received and 61 objection letters have been received, listing the following grounds:

- lane is unsuitable for traffic
- disposal of sewerage and drainage
- removal of ancient perimeter
- impact onto landscape and appearance
- too small for 10 horses
- ground works have already been carried out
- no toilet facilities
- impact onto wildlife and eco system
- Leverhulme Estates object on the following grounds: insufficient grazing for number of horses, welfare of horses, impact onto surface water and foul drainage, no parking, track is small and narrow with difficult junction.
- Letter received from Storeton Residents Association enclosing details of the applicant's company financial details.

Letters of objection from Councillor Walter Smith and Councillor Jerry Williams on grounds of intrusion into the Green Belt and impact on fauna and wildlife.

#### **Consultations:**

Director of Law, HR and Asset Management – Environmental Health:

Director of Technical Services – Traffic Management: No objection

Wirral Green Belt Council: Formal objection

The Bromborough Society: Concerns raised with regards to unauthorised works and overall impact

Merseyside Archaeological Advisory Service: Information given on hedgerow removal, this has been sent through to planning enforcement.

#### **Director's Comments:**

The application was deferred from Planning Committee on 28th September, 2010 for a Site Visit.

#### **REASON FOR REFERRAL**

Councillor Jerry Williams has requested the application be taken out of delegated powers by reason of intrusion onto the Green Belt and impact in fauna and wildlife.

There have been 2 petitions submitted, both are qualifying petitions, one has 48 signatures from separate households and one has 37 signatures from separate households.

#### **INTRODUCTION**

The proposal is for the demolition of stables and ancillary buildings and erection of a stable block providing riding facilities for people in need of care (for the younger patient with physical and sensory disability) specifically for people between the ages of 16-65 and increase the width of Meadow Lane leading to the facilities.

Some of the works have already begun, there is a section of the site along Meadow Road where the lane has been widened and the land cut out which shows the siting of the proposed car parking.

#### **PRINCIPLE OF DEVELOPMENT**

The proposal is for a commercial livery within the Green Belt, in terms of Wirral's UDP Policies equestrian and livery activities are acceptable within the Green Belt in principle.

## **SITE AND SURROUNDINGS**

The site is an existing field located south/south west to Westward Ho, there are existing stables and structures within the land excavation works have already been undertaken with the removal of a hedgerow and the part demolition of a stone building up against Meadow Lane.

The site is allocated as Green Belt and archaeological site, the land is not protected in terms of scientific or biological importance.

## **POLICY CONTEXT**

The proposal is for a livery/equestrian facility within the Green Belt, the proposal and associated buildings will be assessed against Wirral's UDP Policies AG8. Commercial equestrian facilities are deemed appropriate development within the Green Belt subject to visual impact on openness.

The site is located within the Green Belt and therefore Policy GB2 is applicable. However, in principle, facilities for horses can be deemed acceptable and as such, are not a departure from the UDP.

## **APPEARANCE AND AMENITY ISSUES**

The scheme involves the removal of existing buildings and stables to replace them with 1 structure that will contain 10 loose boxes, feed store and tack/cleaning room, the proposal also seeks to retain a sandstone building located on the boundary with Meadow Lane as WC, staff facility, kitchen and educational area for staff and users. This building has no roof but is to be rebuilt, in terms of GB3 - Re-use of buildings in the Green Belt, the upper floor/roof will need to be reconstructed however the main fabric of the building is of substantial construction and is attractive within its locality, the retention and re-use of this building will mean no requirement for additional "service" buildings within the Green Belt and the essential facilities required in connection with a riding school can be provided for within existing structures.

The proposed stable building is located within the general footprint of the existing stable buildings, whilst the proposal is for one building the original site contained 6 buildings within the site.

The site also includes provision for car parking accessed off Meadow Lane but within the site itself, the work on this segment has already begun and the land has been excavated, it was along this boundary that the hedgerow was located. The removal of the hedgerow and the excavation of the land has opened up the field which has become quite prominent within the landscape, it would be beneficial to replant this boundary to create a natural screen along the boundary with the lane, this will also reduce the visual impact of the stables within the landscape.

With regards to equestrian facilities within the Green Belt, Policy AG8 states that proposals for new livery stables or other commercial equestrian activities involving the overnight accommodation of horses located within the Green Belt will only be permitted where:

- (i) an existing residential property or existing property suitable for conversion to residential use is available on or nearby the site;
- (ii) the buildings proposed would not be visually intrusive within the surrounding area in terms of their scale, siting, design or external appearance; and
- (iii) adequate provision has been made for highway access and on-site car parking necessary to accommodate visitors to the site.

Ancillary uses such as open storage and the setting out of jumps and circuit areas will primarily be determined in terms of their impact upon the character and visual appearance of the area and, where necessary, their impact will be regulated by means of appropriate planning conditions.

The land levels change as the land slopes downwards to the west, the proposal includes a retaining wall to the rear of the stables (east elevation) where the stable building has been dug into the land. The building proposed is 3.8m at its highest point when viewed from Meadow Lane, from the top of the retaining wall the building has a height of 2.5m. The building is agricultural in appearance and is not alien in design to the Green Belt. The building is set 10m away from the boundary with Meadow Lane and the shorter elevation of 11m faces the lane, a reintroduced boundary hedge will create a natural screen. The building is located in place of existing stable buildings the overall impact of

structures on the site has therefore already been established.

#### **SEPARATION DISTANCES**

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development.

#### **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no Highway Implications relating to this proposal.

#### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

The proposal does not create any environmental issues.

#### **CONCLUSION**

The overall use of the proposal for a commercial equestrian facility is acceptable, the proposed replacement building is acceptable in appearance and impact onto the Green Belt. The development is therefore acceptable in terms of Wirral's UDP Policy AG8 and having regard to GB2.

#### **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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is acceptable in terms of the proposed structures and the commercial livery. The proposal is therefore acceptable having regard to Wirral's UDP Policy AG8, having regard to Policies GB2 and GB3.

#### **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. A scheme of planting to provide a screen along the western boundary with Meadow Lane of the site consisting predominantly of evergreens or other suitable plants capable of growth to a height of 2m metres shall be carried out in accordance with details to be submitted to and approved by the Local Planning Authority before any work is commenced and the screen to be provided shall be subsequently maintained to the satisfaction of the Local Planning Authority. The approved scheme shall be fully implemented in the first planting season following commencement of any part of the approved development, and replacement planting shall be provided as necessary until the screen is fully established.

**Reason:** To ensure that proposed development use does not prejudice the amenity of the locality and to ensure a proper standard of separation from neighbouring properties.

3. Before any construction commences, samples of the 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 GB2 of the Wirral Unitary Development Plan.

**Further Notes for Committee:**

**Last Comments By: 09/09/2010 12:20:12**

**Expiry Date: 22/09/2010**