

F/YR12/0428/F

30 May 2012

Applicant : Mr & Mrs M Joyce

Agent : Mr Ted Brand
Brand Associates

Land North East of Holly Tree House, Hospital Road, Doddington, Cambridgeshire

Siting of a 2no temporary mobile homes, storage container and erection of stables and 2.0 metre high timber fence for equestrian business and formation of 1.4 metre high earth bund (retrospective)

This proposal is before the Planning Committee due to a request from Cllr Newell to assess the site again in light of new information

This application is a minor

Site area: 0.3 ha

1. **SITE DESCRIPTION**

The site is located on land north east of Holly Tree House, Hospital Road, Doddington approximately half a mile north west of Doddington. The site has an area of approx 0.3 ha and is presently occupied by two mobile homes, a storage container and an existing stable block. The mobile homes are enclosed by fencing and there is a paddock area to the south and west of the site.

2. **HISTORY**

Of relevance to this proposal is:

- F/YR12/0035/F - Siting of 2 No. temporary mobile homes, storage container and erection of stables and 2.0m high timber fence for equestrian business and formation of 1.4 m high earth bund (retrospective) – withdrawn

3. **CONSULTATIONS**

Parish/Town Council:

PC reiterates their previous comments in that they understand that a Plant Machinery business is being run from the site and query a HGV Operator's Licence. This raises issues with the proposed equestrian business. If granted the proposal will set a precedent for further development in the area.

The road to the site is one track and in poor repair and completely unsuitable for proposed use. To the Council's knowledge there are no

bridleways to the proposed grazing land from Benwick Road to the site in Hospital Road. Council strongly objects to the proposal.

Local Highway Authority (CCC):

Raises objection due to lack of transport information to demonstrate that the proposed development would not be prejudicial to the satisfactory functioning of the highway. Requests transport statement.

Environment Agency:

Site is located within flood zone 3. Proposed development falls within the 'highly vulnerable' flood risk category of the NPPF (Table 2 of the Technical Guidance). However as the proposal is for the temporary siting of 2 mobile homes for a period of 5 years whilst the equestrian business becomes established, consider it unreasonable to object to the application.

Recommends conditions relating to conforming to the FRA; foul water disposal scheme; and pollution prevention.

Environmental Protection (FDC):

No objection as it is unlikely to have a detrimental effect on local air quality or the noise climate nor be affected by ground contamination.

Police Architectural Liaison Officer:

Comments that contrary to information contained within the Design and Access Statement regarding theft of horses, it is confirmed that there has been no reported theft of horses in the last 7 years and theft of tack is running at one reported crime per week for the whole of Cambridgeshire. However isolated tack rooms with no active monitored alarms are susceptible to burglaries.

Advise that the mobile storage containers should have bolted steel shutters to all windows and a secondary steel door across the opening for the security of the tack when not occupied by staff or personnel involved with the business.

No objection to granting of permission on crime prevention grounds.

- Local residents/interested parties:** 2 letters of objection from one household re:
- Unauthorised works on site;
 - disregard for processes;
 - 1.3 mile long single track land in poor condition;
 - no passing places for vehicles;
 - road deteriorating;
 - problems for horse riding along lane;
 - there are other suitable dwellings available in the area;
 - livery yards do not need accommodation;
 - need has not been established;
 - stables are rented by 3rd party, not applicant;
 - confusion over actual land availability;
 - inaccurate claims of land ownership/rental;
 - extra land is not readily accessible by horses;
 - area not suitable for riding;
 - water supply issues and foul water disposal problems;
 - no mention of food/hay storage;
 - considers proposition not viable financially;
 - precedent for further houses in Hospital Road;
 - there are many contradictions in the business plan and submission;
 - the extra land is too far from the application site to be of benefit to the business;
 - unsustainable business project.

5 letters of support were submitted with the application all stating they are content with the proposal.

4. **POLICY FRAMEWORK**

FDWLP Policy

H3

- To resist housing development outside settlement limits. To permit housing inside settlement limits provided it does not conflict with other policies of the Plan.

	H16	- To prevent new residential development in open countryside except that required for the management of agriculture or horticulture.
	E8	- Proposals for new development should: <ul style="list-style-type: none"> - allow for protection of site features; - be of a design compatible with their surroundings; - have regard to the amenities of adjoining properties; - provide adequate access.
	PU1	- To require new developments to make satisfactory arrangements for water supply, sewerage and sewage disposal, land drainage and flood protection matters.
National Planning Policy Framework		
	Section 1	- Delivering sustainable development
	Section 3	- Supporting a prosperous rural economy
	Section 6	- Delivering a wide choice of high quality homes
Draft Fenland Core Strategy		
	CS10	- Rural Areas Development Policy

5. ASSESSMENT

Nature of Application

This is the resubmission of a previously withdrawn application to seek planning permission for the siting of 2 temporary mobile homes, storage container and the erection of stables for a proposed equestrian business and the formation of a 1.4 m high earth bund. The business proposed is based upon the breeding of miniature cob horses, a stud service and the provision of riding lessons.

The application is considered to raise the following key issues;

- Site history
- Principle and policy implications
- Appraisal of justification
- Access.

Site History

The site has been the subject of a recent planning application for the same proposal, which was withdrawn in order to try to overcome issues relating to the size of the establishment in conjunction with the proposed business plan submitted. There is no other planning history on this site, however, it is

claimed there was a previous dwelling on the site, although no evidence has been put forward to this effect.

Principle and Policy Implications

The site lies outside the settlement core in open countryside and the development proposed for residential use of the site in conjunction with a proposed equestrian centre and livery falls to be considered under Policy H3 of the Local Plan, the emerging Fenland Core Strategy and the National Planning Policy Framework.

Policy CS10 of the emerging Core Strategy together with the NPPF states that new dwellings in the open countryside, when required in connection with agriculture or other rural business uses, requires both functional and financial need to be proven.

Appraisal of justification

The applicant's amended business plan has been assessed by the Council's equine consultant again and the conclusions are as follows:

The Supporting Statement makes it clear that Mr. and Mrs. Joyce have valuable experience gained from a number of years working with horses and I am sure that they would be able to establish a small scale equestrian operation at this site. However, the limited size of the site and its rural location, I consider means that it is unlikely to establish beyond small scale and may not reach commercial viability. This combined with the lack of professional qualifications suggests that they would struggle to establish a commercial riding facility where lessons are given when the industry standard is for BHS instructor level or similar.

The available land at the site is relatively small for the numbers of horses proposed and although the supporting statement indicates that additional land may be available, at present the terms upon which this is proposed are quite tenuous with one parcel of land stated to be available in the application having been withdrawn subsequently. Access to additional land is via a public footpath only or a longer distance via the road such that its use may be difficult to incorporate within a business operation.

Whilst it may prove less than convenient to operate this site from Doddington, I am not at this stage convinced that a mobile home is essential for the operation of the proposed unit. The proposed buildings and infrastructure would be quite visible in an otherwise open landscape which would have a negative impact.

There has been little if any investment in the infrastructure associated with building up an equestrian operation at this site with numbers of horses relatively low, some of which are livery animals, and the majority of investment put in to the mobile home site.

The proposed business is likely to be relatively small scale and with the turnover and profitability projected, I do not consider that this unit is, or likely to become, financially viable in the near future. I consider that the Essential Need test in the NPPF guidance is not met for a temporary dwelling in this location nor do I consider that the criteria as set out in Fenland District

Council policy H16 are met by this application and that a temporary dwelling is premature in this instance.

Access

Access to the site is along a very poorly maintained single-track road, approximately 1.3 miles long. The only passing places available are generally existing gateways to other premises in the area. Concern is expressed relating to the amount of movements that will be generated due to the proposed business use and the condition of the roadway.

Conclusion

The Local Planning Authority has considered both the appraisal submitted on behalf of the applicants and the response of the Council's consultant. Whilst the applicant has made a case for the proposal it is clear that there are some elements of the plan which results in the LPA being unable to support the scheme.

It is considered unlikely that any equine business could ultimately support a dwelling on the site and, therefore, the proposal is unacceptable and if approved would result in a new dwelling in the open countryside unrelated to any business use.

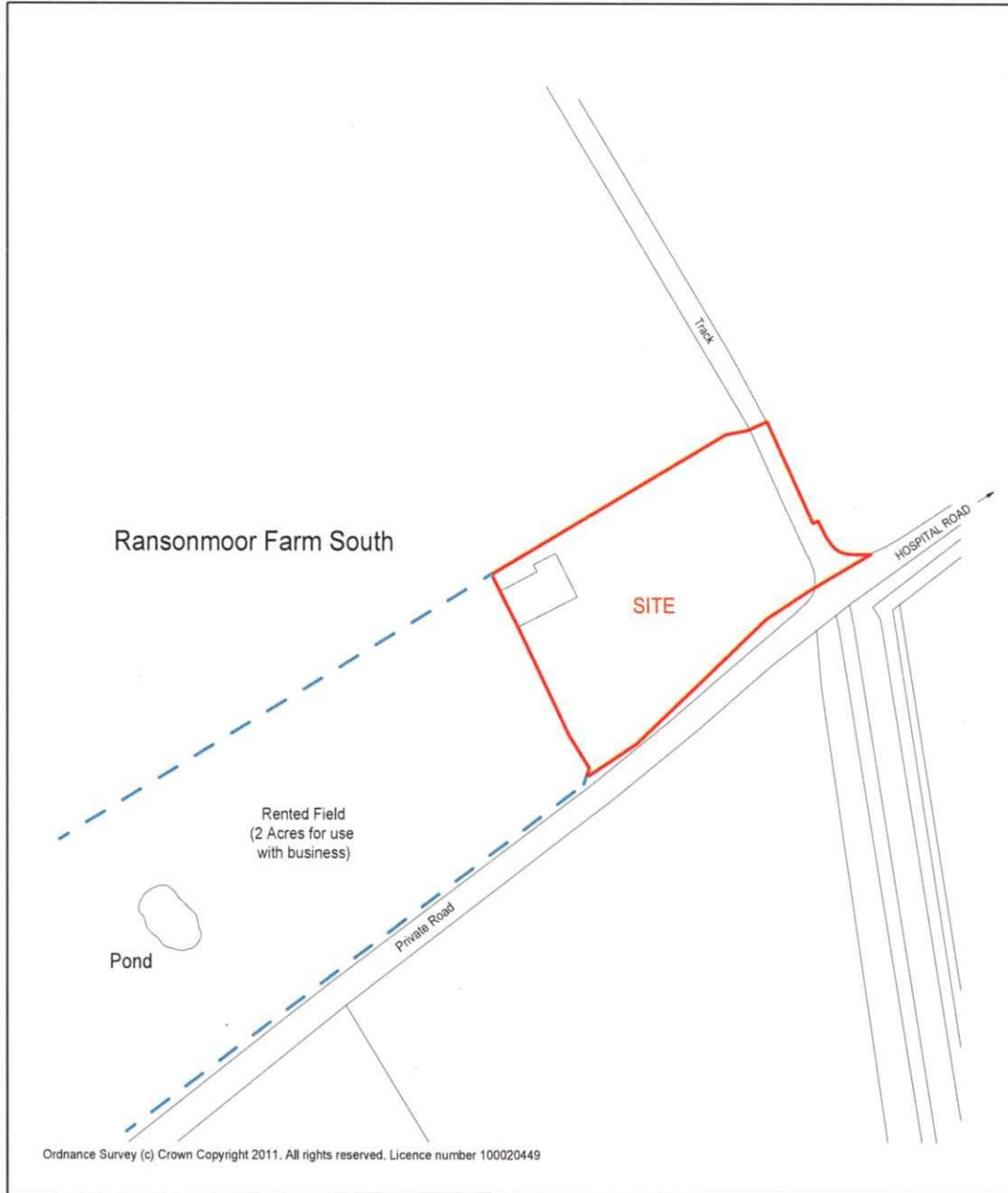
In essence the proposal for an equine business from this site that could ultimately support a dwelling is unlikely to materialise to such an extent that essential need could be demonstrated in line with the requirements of the NPPF. Therefore, it is considered that a temporary consent for the mobile homes is not warranted under the present business plan and the size of the current site in the applicant's ownership does not appear sufficient to enable the applicants to carry out their future plans.

Therefore, the Local Planning Authority considers that the essential need test in the NPPF guidance is not met for a temporary dwelling in this location.

6. RECOMMENDATION

REFUSE

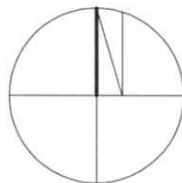
- 1. The proposal is contrary to the advice contained within Policy CS10, Part E, of the emerging Fenland Core Strategy: Rural Areas Development Policy and Policy H16 of the Fenland District Wide Local Plan 1993, in that it fails to satisfy the functional and financial tests to prove that the enterprise has been planned on a sound financial basis.**
- 2. The proposal fails to promote sustainable development in rural areas and without a justified need for the mobile home, the development is contrary to the National Planning Policy Framework.**



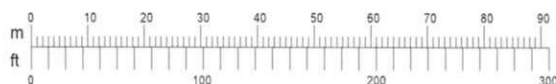
A further 6 acres of grazing land nearby, adjacent to 15a Benwick road, Doddington, is also to be used by the business

REVISIONS

B 26.6.12 - 1 Acre land to North removed



Scale 1:1250 - A4



ba
brand
associates
architects
2A Dartford Road
March PE15 8AB
tel [01354] 653 818
fax [01354] 651 951
mail@brand-associates.net

PROPOSED DWELLING
RANSONMOOR FARM SOUTH
DODDINGTON, PE15 0SL

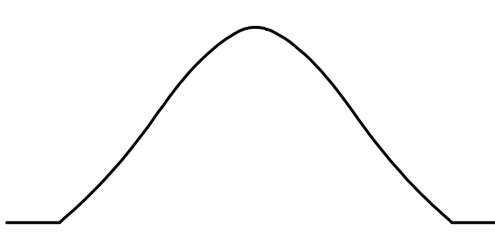
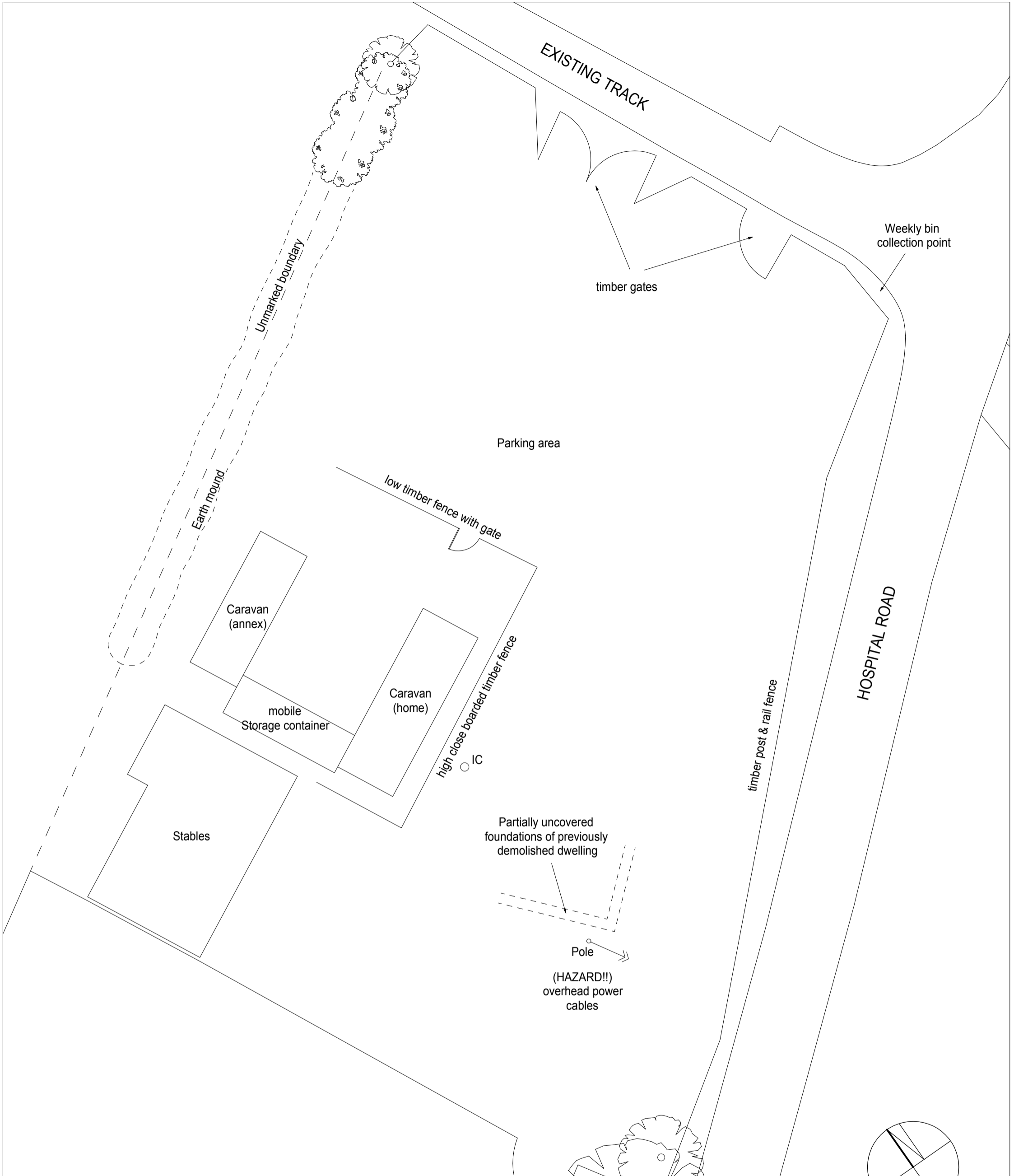
MR & MRS M JOYCE

LOCATION PLAN

1:1250 : SH : OCT.11

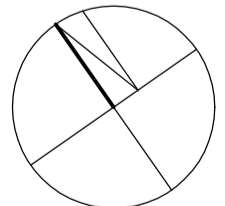
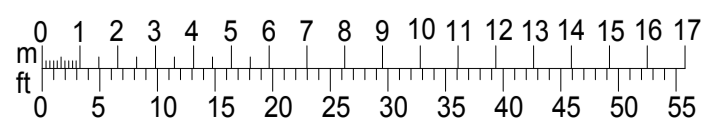
JOY.11 : L : B

26 JUN 2012



1:50 - EARTH MOUND CROSS-SECTION

Scale 1:200 - A3



REVISIONS

ba
brand
associates
architects
2A Dartford Road
March PE15 8AB
tel [01354] 653 818
fax [01354] 651 951
mail@brand-associates.net

PROPOSED DWELLING
RANSONMOOR FARM SOUTH
DODDINGTON, PE15 0SL

MR & MRS M JOYCE

**PROPOSED
SITE PLAN**

1:200/1:50 : SH : OCT.11

JOY.11 : 1.2 : A