

**Item No 04**

**17/01752/FUL**

**Micklands Hill Farm  
Stow Road  
Bledington  
Chipping Norton  
Gloucestershire  
OX7 6XH**

**Part demolition of existing stables and erection of new stables and horse-walker with associated hardstanding and landscaping at Micklands Hill Farm Stow Road Bledington Chipping Norton Gloucestershire OX7 6XH**

<b>Full Application : 17/01752/FUL</b>	
<b>Applicant:</b>	Mr And Mrs Berman
<b>Agent:</b>	Portus + Whitton Landscape Architects
<b>Case Officer:</b>	Joe Seymour
<b>Ward Member(s):</b>	Councillor Julian Beale
<b>Committee Date:</b>	12th July 2017
<b>RECOMMENDATION:</b>	<b>PERMIT</b>

**Main Issues:**

- (a) Principle of Equestrian Development
- (b) Design/ Impact on the Area of Outstanding Natural Beauty
- (c) Residential Amenity
- (d) Parish Comments

**Reasons for Referral**

The Ward Member has concerns with the impact the new buildings would have on the AONB landscape.

**1. Site Description:**

Micklands Hill Farm is located on the B4450 near the village of Bledington in the Cotswolds Area of Outstanding Natural Beauty (AONB). The site consists of a dwelling which, at the time of writing, is in the process of being rebuilt in accordance with a recent planning permission along with a manège, paddock and stable outbuildings.

**2. Relevant Planning History:**

15/03195/FUL: Erection of a replacement dwelling and detached garage. Permitted, September 2015

15/04532/FUL: Erection of a replacement dwelling and detached garage (amendment to planning permission 15/03195/FUL to provide a basement level). Permitted, January 2016

**3. Planning Policies:**

NPPF National Planning Policy Framework  
LPR19 Develop outside Development Boundaries  
LPR31 Equestrian Related Development  
LPR42 Cotswold Design Code

**4. Observations of Consultees:**

N/A

## 5. View of Parish Council:

- 31

Bledington Parish Council is concerned that the part of the existing stables shown on the plan for demolition does not actually exist. The Parish Council are also concerned that this site is now becoming overdeveloped.

## 6. Other Representations:

None.

## 7. Applicant's Supporting Information:

Landscape Statement.

## 8. Officer's Assessment:

### (a) Principle of Equestrian Development

The dwelling that is being reconstructed is within its own residential curtilage, while the manège, stables and paddock are additional land within the applicant's ownership that is the subject of this application. Planning permission is sought for a stable barn and horse walker to be positioned in between the vehicular entrance from the B4450 and the existing manège.

Local Plan Policy 19 controls development outside of development boundaries in the Cotswold district. Policy 19 states that development appropriate to a rural area will be permitted, provided that the proposal relates well to existing development. It is considered that the proposal for a horse walker and stable building in a paddock that already contains a manège relates well to the existing equestrian use of this site. The guidance notes for Policy 19 give examples as to what constitutes 'development appropriate to a rural area' and one of the examples given is 'development necessary for appropriate sport, recreation, leisure or nature conservation'. Horse riding is a very popular form of recreation in the Cotswolds and the proposed development is considered to be consistent with this definition of appropriate rural development.

Local Plan Policy 31 (Equestrian Related Development) states that further development in connection with existing equestrian establishments, other than new dwellings, will be permitted having regard to the following criteria:

- a) whether the proposal creates the need for an additional dwelling;
- b) whether the development involves either a change of use of existing farm/agricultural estates or if new buildings are proposed, they are located close or adjacent to such buildings;
- c) where the enterprise will involve significantly increased use by riders of bridleways and roads in the locality.

In regard to criterion a), it is considered unlikely that the expansion of the equestrian facilities would result in the need for another dwelling in addition to the existing one on the site. The replacement dwelling (when completed) will be a substantial five-bedroom house. In any case, any potential subsequent application for an additional dwelling would be assessed on its individual merits.

In regard to criterion b), the proposed new stable building would partly be in replacement of former stables that have been demolished to accommodate the replacement dwelling. Despite not being located within the residential curtilage of the dwelling, the proposed equestrian buildings would still be in close proximity to the dwelling so it is considered that the new buildings would be well associated with the existing buildings.

In regard to criterion c), due to the fact that the applicant benefits from their own paddock on site from a pre-existing equestrian use, it is considered unlikely that there would be a noticeable increase in equine traffic along bridleways and roads.

In addition to the relevant Local Plan Policy, paragraph 28 of the NPPF also supports the expansion of rural enterprises through the conversion of existing buildings and/or the construction of well-designed new buildings.

For these reasons, the principle of the proposed development is considered to be acceptable. However, we must also assess the impact of the proposed development on the natural environment.

#### (b) Design/ Impact on the Area of Outstanding Natural Beauty

The proposal would not result in any loss of landscape features of conservation value - no trees, hedgerows, habitats, permanent pasture or agricultural land would be lost or affected. The main issue here is whether the form, scale and character of the proposed house would harm the defining qualities of the Pastoral Lowland Vale Landscape Character Area.

The proposed stable barn would measure 12m x 24m with a ridge height of 5.5m. It would be constructed with a Cotswold stone plinth wall, untreated timber walls and a dark grey seamed metal roof to match the main dwelling. The size and design of this proposed building is considered to be in keeping with its surroundings and it would not have a detrimental impact on the character and appearance of the AONB. Agricultural and equestrian buildings of the size and design that is proposed are commonplace throughout the Cotswolds and it would be well-related to the other buildings on the site. In respect of scale, the barn would be lower and occupy a more compact footprint than the new house and the existing building group as a whole. It therefore remains in scale with its immediate setting.

The proposed horse walker would be positioned in between the proposed stable barn and the existing manège; it would have a diameter of 12m and would be 3.5m in height. The horse walker would be read in conjunction with the other larger buildings on the site and it would be screened from most viewpoints by the existing roadside hedge. Where it would be visible, its roof would not rise higher than this hedge.

Overall, it is considered the proposed stable barn and horse walker would not harm the character and appearance of the AONB and the proposal would comply with the guidance contained within NPPF paragraph 115.

#### (c) Residential Amenity

The nearest neighbouring property is 'Sunny View' 300m to the south west of the location of the proposed new buildings. This distance is considered to be sufficient to ensure that the amenity of the neighbour would not be harmed.

#### (d) Parish Comments

The stable that is shown for part-demolition was *in situ* when the case Officer visited the site on 12 May 2017. The removal of the existing stable block, in part or in full, is not development and would not require the benefit of planning permission.

As far as overdevelopment is concerned, the paddock area in the applicant's ownership has an area in excess of 7 hectares. It is considered that a new stable building and horse walker to complement the existing manège is not overdevelopment in the context of the size of the site and its existing equestrian use. The new equestrian buildings proposed are considered to be commensurate with the site and their surroundings.

### **9. Conclusion:**

The principle of redeveloping the existing equestrian buildings at the site is considered to be sound and the proposed buildings would not have an adverse impact on the character and

appearance of the AONB or the amenity of neighbouring residents. The proposal complies with Cotswold District Local Plan Policies 19, 31 and 42 in addition to the guidance contained within the NPPF.

#### **10. Proposed conditions:**

The development shall be started by 3 years from the date of this decision notice.

**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby approved shall be implemented in accordance with the following drawing numbers: 1456.L.9, 4 C and 8 B.

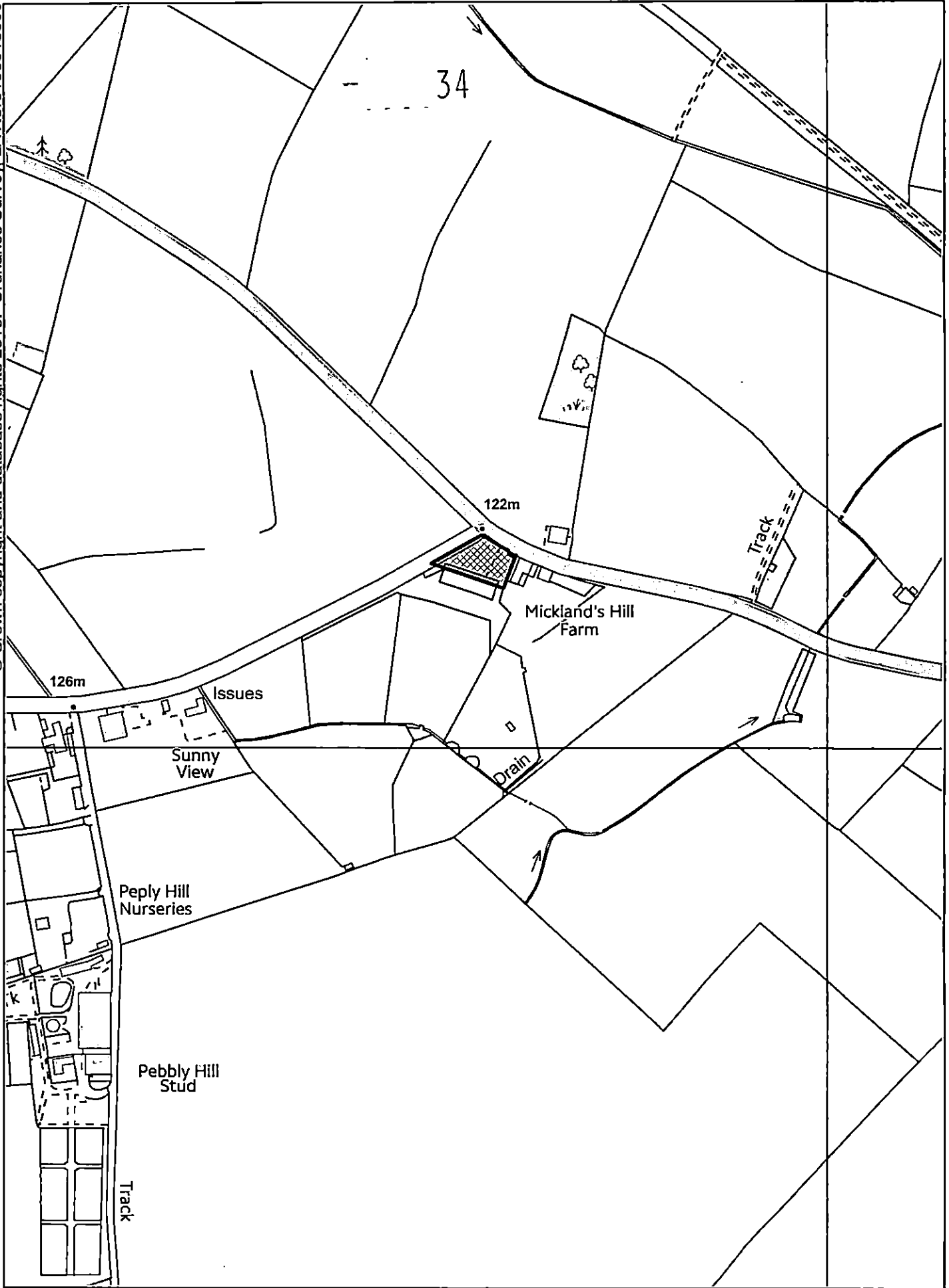
**Reason:** For purposes of clarity and for the avoidance of doubt, in accordance with paragraphs 203 and 206 of the National Planning Policy Framework.

Prior to the construction of any external wall of the development hereby approved, samples of the proposed walling and roofing materials shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.

**Reason:** To ensure that, in accordance with Cotswold District Local Plan Policy 42, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

The timber shall not be treated in any way and shall be left to weather and silver naturally and shall be permanently retained as such thereafter.

**Reason:** To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy 42.



**COTSWOLD**  
DISTRICT COUNCIL

**Micklands Hill Farm Stow Road Bledington**

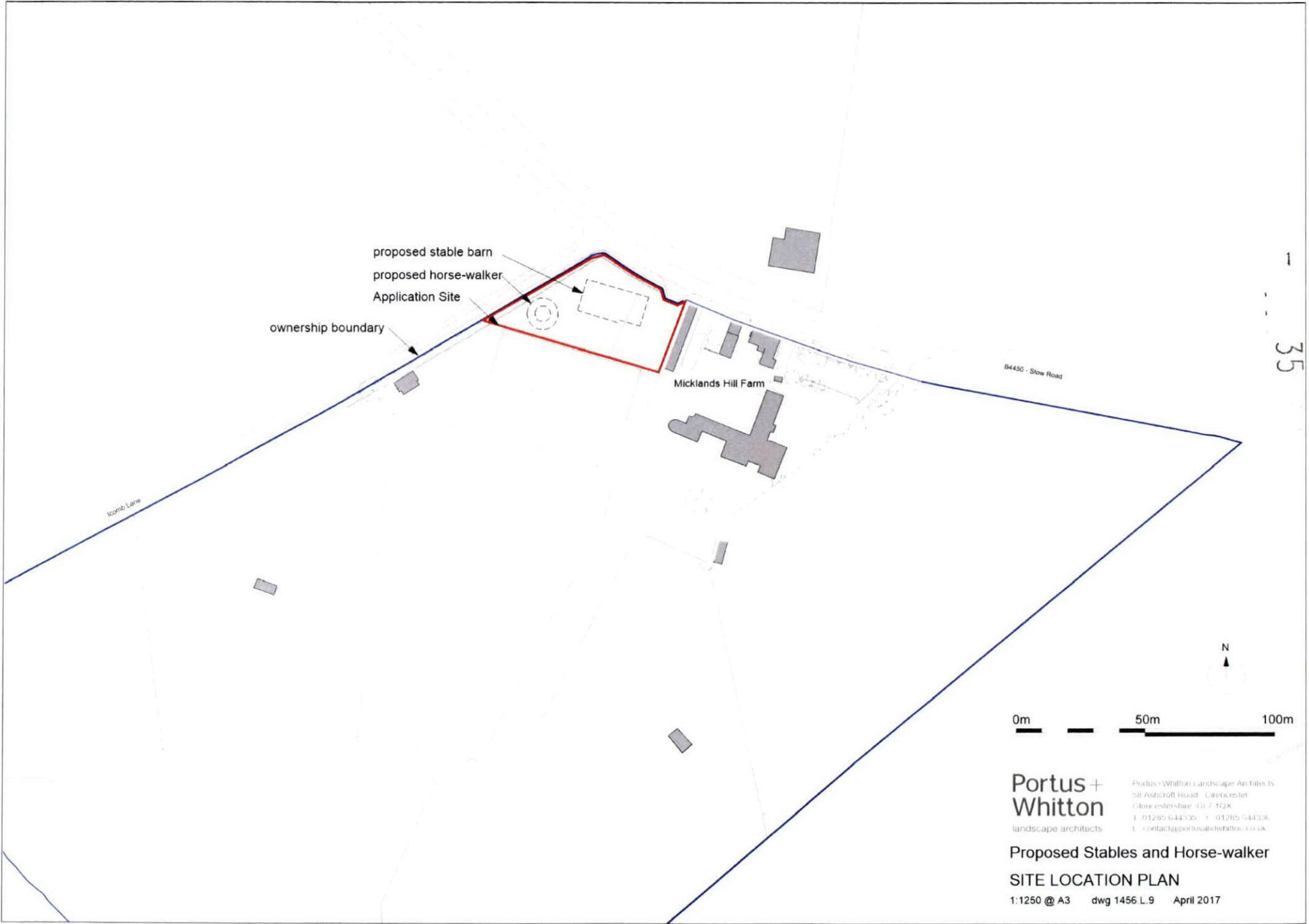
Organisation: Cotswold District Council

Department:

Date: 29/06/2017

Scale: 1:5000





proposed stable barn  
proposed horse-walker  
Application Site  
ownership boundary

Micklands Hill Farm

B4450 - Stow Road

Komb Lane



0m 50m 100m

**Portus +  
Whitton**  
landscape architects

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Gloucestershire GL17 1JX  
T 01285 644335 F 01285 644336  
E [contact@portusandwhitton.co.uk](mailto:contact@portusandwhitton.co.uk)

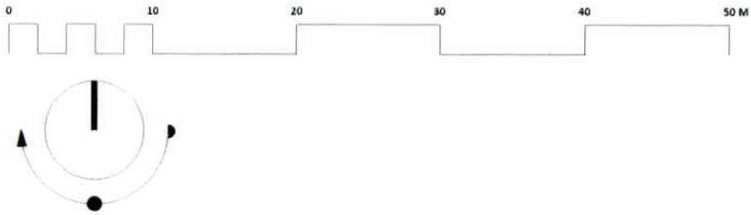
**Proposed Stables and Horse-walker**

**SITE LOCATION PLAN**

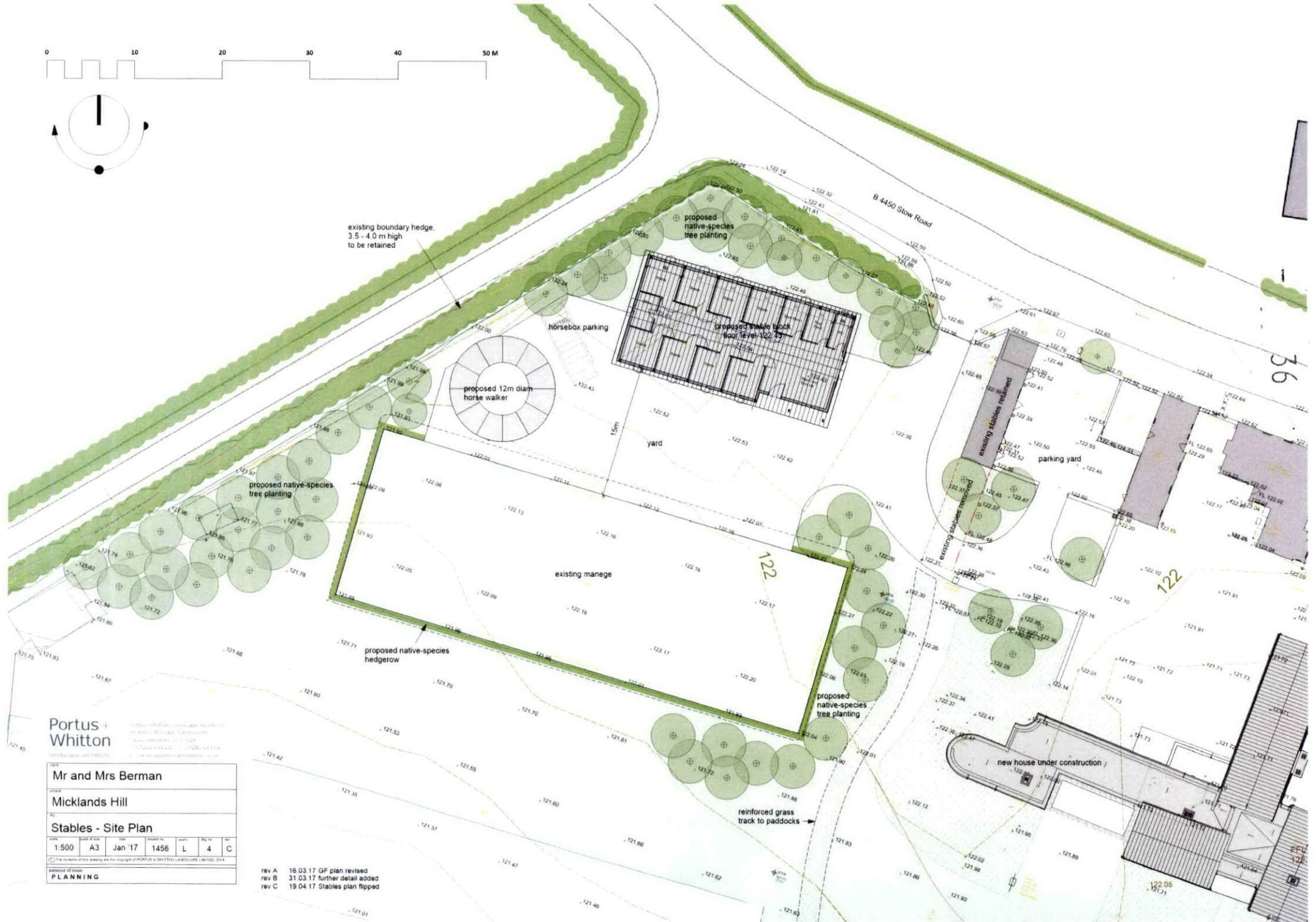
1:1250 @ A3 dwg 1456.L.9 April 2017

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existing boundary hedge.  
3.5 - 4.0 m high  
to be retained



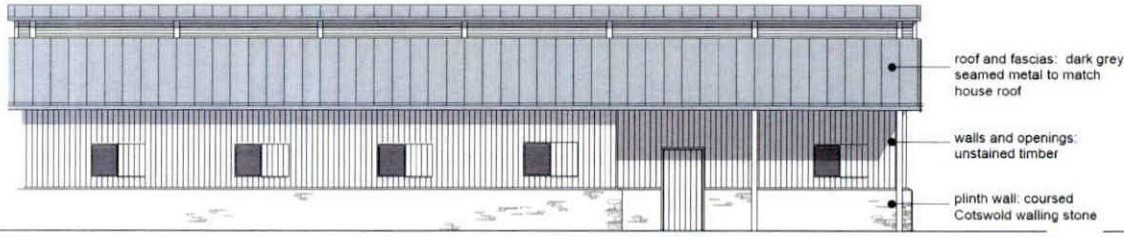
**Portus + Whitton**

Portus + Whitton Landscape Architects  
10122054422 | 10122054433  
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Mr and Mrs Berman					
Micklands Hill					
Stables - Site Plan					
DATE	SCALE	REV	BY	CHK	APP
1:500	A3	Jan '17	1456	L	4 C
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<small>purpose of issue <b>PLANNING</b></small>					

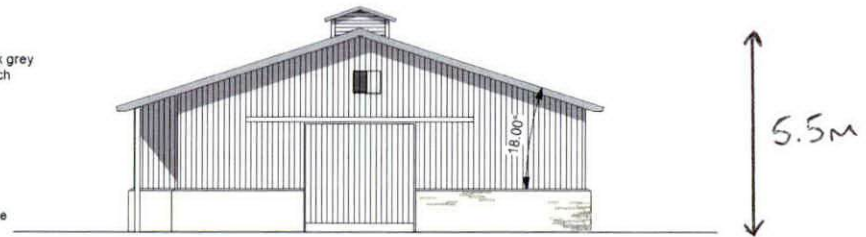
rev A 16.03.17 GF plan revised  
rev B 31.03.17 further detail added  
rev C 19.04.17 Stables plan flipped



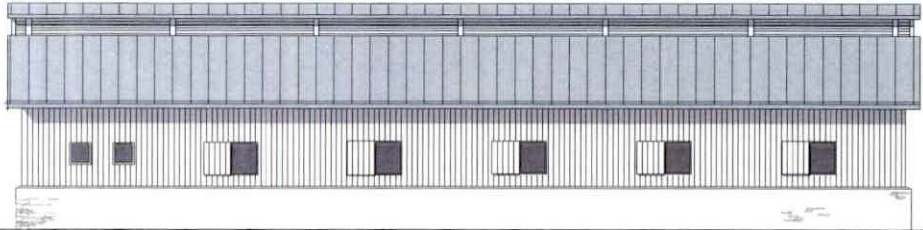


- roof and fascias: dark grey seamed metal to match house roof
- walls and openings: unstained timber
- plinth wall: coursed Cotswold walling stone

south elevation



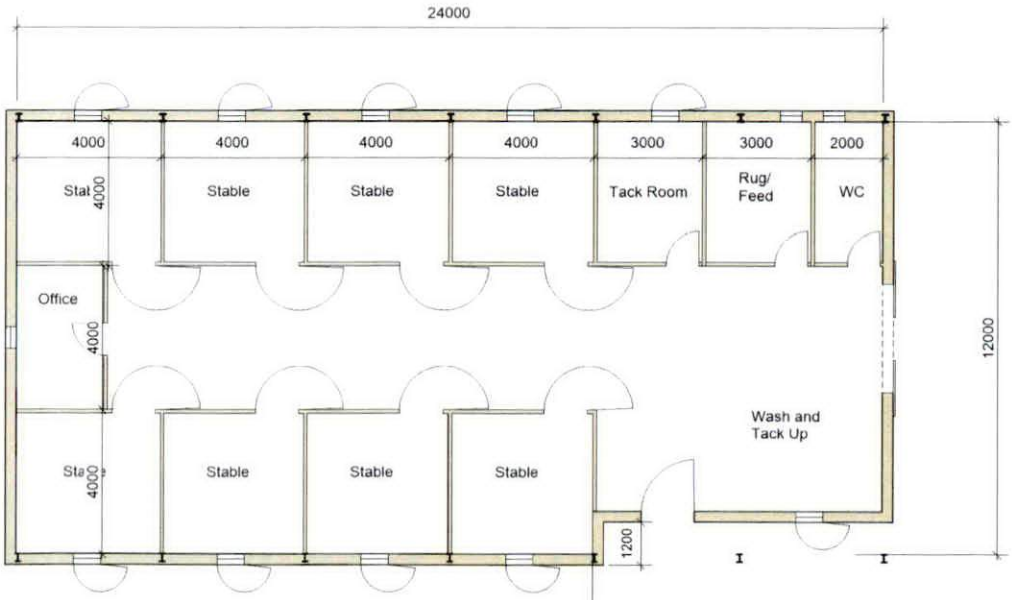
east elevation



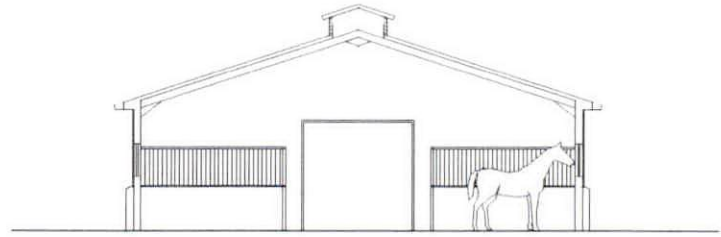
north elevation



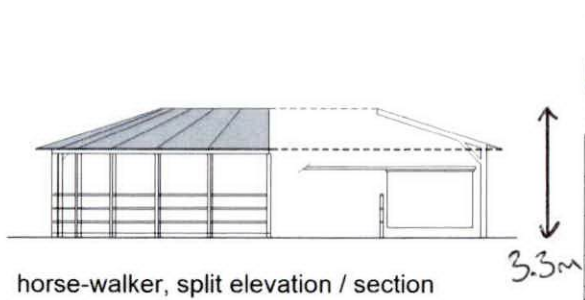
west elevation



floor plan



cross-section



horse-walker, split elevation / section

Rev B 25 04 17 planning issue

**Portus + Whitton**  
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Mr and Mrs Berman	
Micklands Hill	
Stables - Plan and elevations	
Scale: 1:100	Sheet: A2
Date: March '17	Project: 1456
Drawn: L	Checked: B
Project: 8	Sheet: B
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purpose of issue: <b>PLANNING</b>	

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