

SCHEDULE A: Applications with Recommendation

13/0674

Item No: 13

Date of Committee: 11/10/2013

Appn Ref No:
13/0674

Applicant:
Mrs Celia Taylor

Parish:
Askerton

Date of Receipt:
27/08/2013

Agent:

Ward:
Irthing

Location:

Mossfoot, Roweltown, Carlisle, CA6 6JX

Proposal: Erection Of Field Shelter For Equestrian Use/Hay Storage

REPORT

Case Officer: Richard Maunsell

1. Recommendation

- 1.1 It is recommended that this application is approved with conditions.

2. Main Issues

- 2.1 The Principle of Development
- 2.2 The Effect on the Character of the Countryside
- 2.3 Scale and Design
- 2.4 Biodiversity

3. Application Details

The Site

- 3.1 This application seeks Full Planning permission for the erection of stables at Mossfoot, Roweltown, Carlisle. Mossfoot is a single storey detached property that is located within open countryside, approximately 1 mile (1.6 kilometres) east of Lyneholme Ford. A private access road leads past the property to an existing field shelter on land to the north. The road then continues to a farm further to the north known as Birk Bush.
- 3.2 The site is bounded by a stock fence with some hedging and mature trees. The land is relatively level but then falls and rises again to the south-west.

An existing field shelter constructed from timber and corrugated sheeting is situated 5.7 metres to the north-west of the proposed building.

The Proposal

- 3.3 The field shelter would be rectangular in shape and have a footprint of 4.29 metres by 7.32 metres in width. The height to the eaves would measure 2.08 metres and the height to the ridge would measure 3.25 metres. The building would be constructed from timber under a pitched roof formed from corrugated sheeting.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice. No representations have been received.

5. Summary of Consultation Responses

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies DP1, CP1, CP2, CP5, LE24 and T1 of the Carlisle District Local Plan 2001-2016. The National Planning Policy Framework (NPPF) is also a material planning consideration in the determination of this application. The proposal raises the following planning issues.

1. The Principle of Development

- 6.2 Policy LE24 of the Local Plan discuss the issue of equine development and states that the development of stables, horse riding schools and/or riding centres in the rural area will be permitted provided that: there will be no detrimental effect upon the landscape and character of the area; adequate access arrangements and on-site car parking can be achieved; the scheme will not have a detrimental effect upon nearby properties or surrounding land uses; the scheme reuses existing buildings where possible and any associated new build, where necessary, should be located within an existing group of buildings; the surrounding roads and bridleways are adequate for the increased use by horse riders, with the roads being suitable for both riders and motorists; the issue of lighting is addressed to ensure that there is no impact on surrounding uses; and the intensity of use is appropriate for the character of the area.
- 6.3 Policy DP1 of the Local Plan requires that all proposals for development will be assessed against their ability to promote sustainable development and this approach is consistent with the NPPF. This application has been submitted by the occupier of Mossfoot and is for the applicant's own use. Accordingly, no issue regarding sustainability or conflict with Policy DP1 of the Local Plan

is raised.

2. The Effect on the Character of the Countryside

- 6.4 The site is located in open countryside outwith any recognised settlement and as such, Policy CP1 of the Local Plan states that within open countryside permission will not be given for development or land use changes which would have an unacceptable effect on the landscape character. Proposals for development should conserve and enhance the special features and diversity of the different landscape character areas and are expected to incorporate high standards of design including regard to siting, scale and landscaping which respect and, where possible, should enhance the distinctive character of the landscape.
- 6.5 The site is bounded by a stock fence and intermittant hedgerows and trees. The property and related equine building is accessed along a private road that leads beyond the site to Birk Bush. The building would be sited approximately 215 metres from the County highway that is to the south. Given these considerations, together with the topography of the land, the siting of the building would not be detrimental to the character of the area.

3. Scale And Design

- 6.6 The proposed field shelter would be of a scale that is proportionate to the use and to the adjacent building. The use of timber cladding and corrugated sheets on the roof would be appropriate. The visual impact of the building would be minimal and the scale and form of the building accords with advice in the Local Plan policies.

4. Biodiversity

- 6.7 The Councils GIS Layer has identified that the site has the potential for breeding birds to be present on the site. As the proposed development would be located on land used for equestrian purposes, it is not considered that the development would harm a protected species or their habitat; however, an Informative has been included within the decision notice ensuring that if a protected species is found all work must cease immediately and the Local Planning Authority informed.

Conclusion

- 6.8 In overall terms, the proposed building is of a scale and design that is appropriate to the application site. The building has been sited in such a manner as to minimise the impact on the character and appearance of the area and the building does not appear too obtrusive. The additional equestrian development would not adversely impact on this rural setting or on the occupiers of the neighbouring properties and in all aspects the proposals would be compliant with the objectives of the relevant Local Plan policies.

7. Planning History

7.1 There is no planning history for this site.

8. Recommendation: Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The approved documents for this Planning Permission comprise:

1. the submitted Planning Application Form received 27th August 2013;
2. the Site Location Plan received 27th August 2013;
3. the Site Location Plan received 27th August 2013;
4. the Site Plan received 29th August 2013;
5. the Plan and Elevations received 27th August 2013;
6. the Notice of Decision; and
7. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. The stables hereby granted planning permission shall be used only by the occupier of Mossfoot, Roweltown, Carlisle and by no other person.

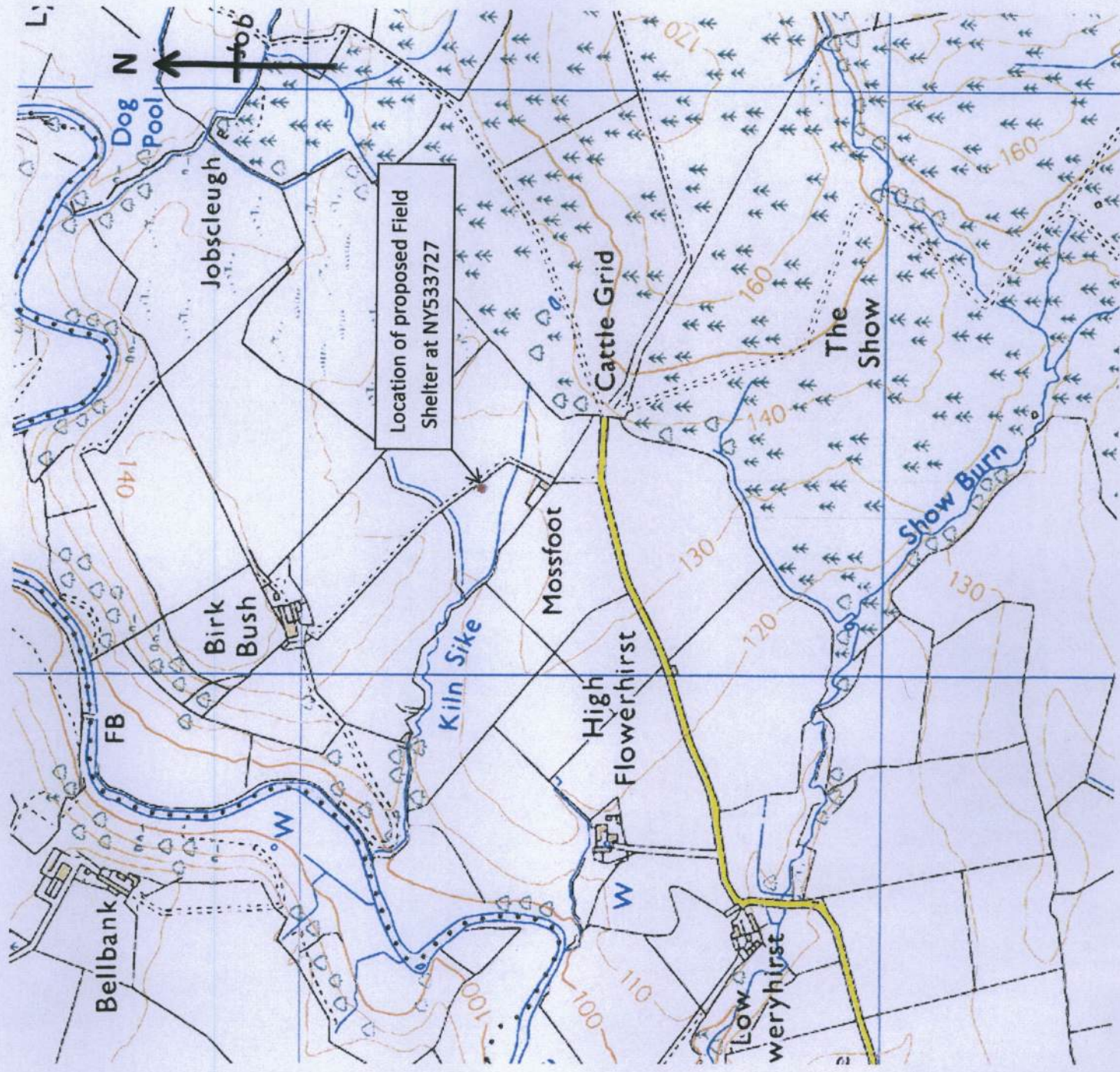
Reason: In order to ensure that the stables remain in use by the occupier of Mossfoot in accordance with sustainable planning objectives and Policy DP1 of the Carlisle District Local Plan 2001-2016.

Proposed Field Shelter at
Mossfoot, Roweltown,
Carlisle, CA6 6JX

Site Location Plan

Scale 1: 25,000

M.R. Taylor, C.Eng. MICE

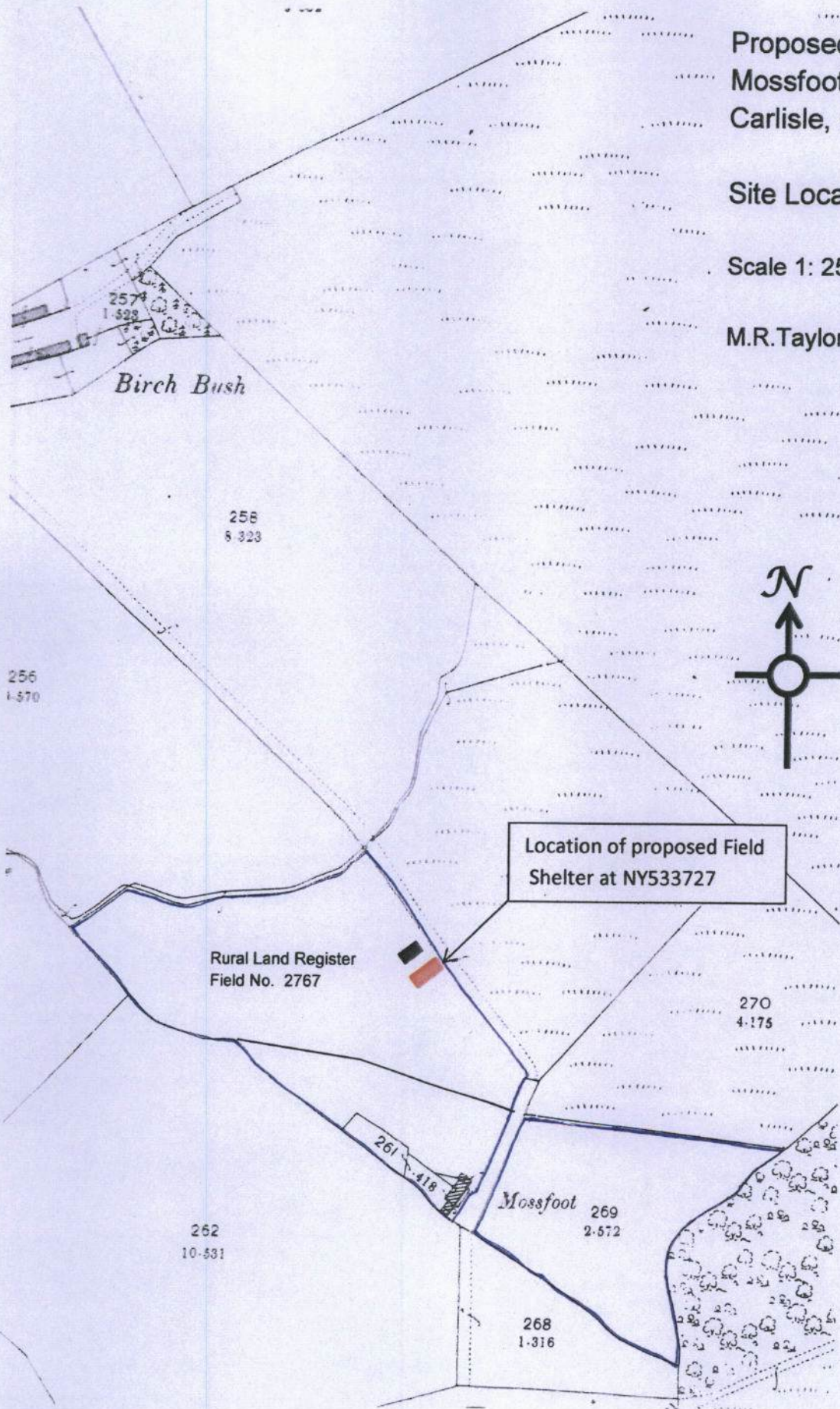


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Site Location Plan

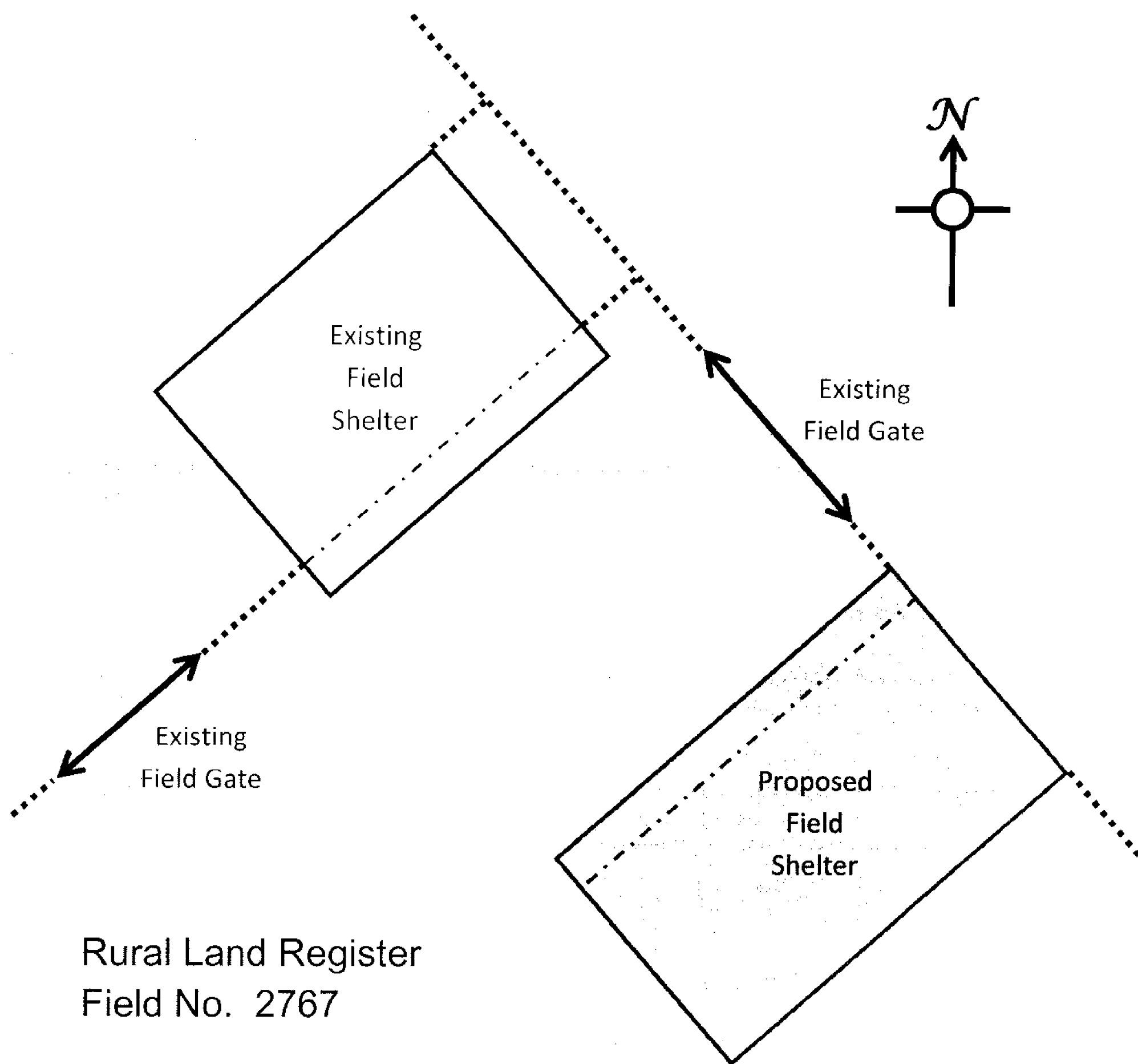
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27 AUG 2013

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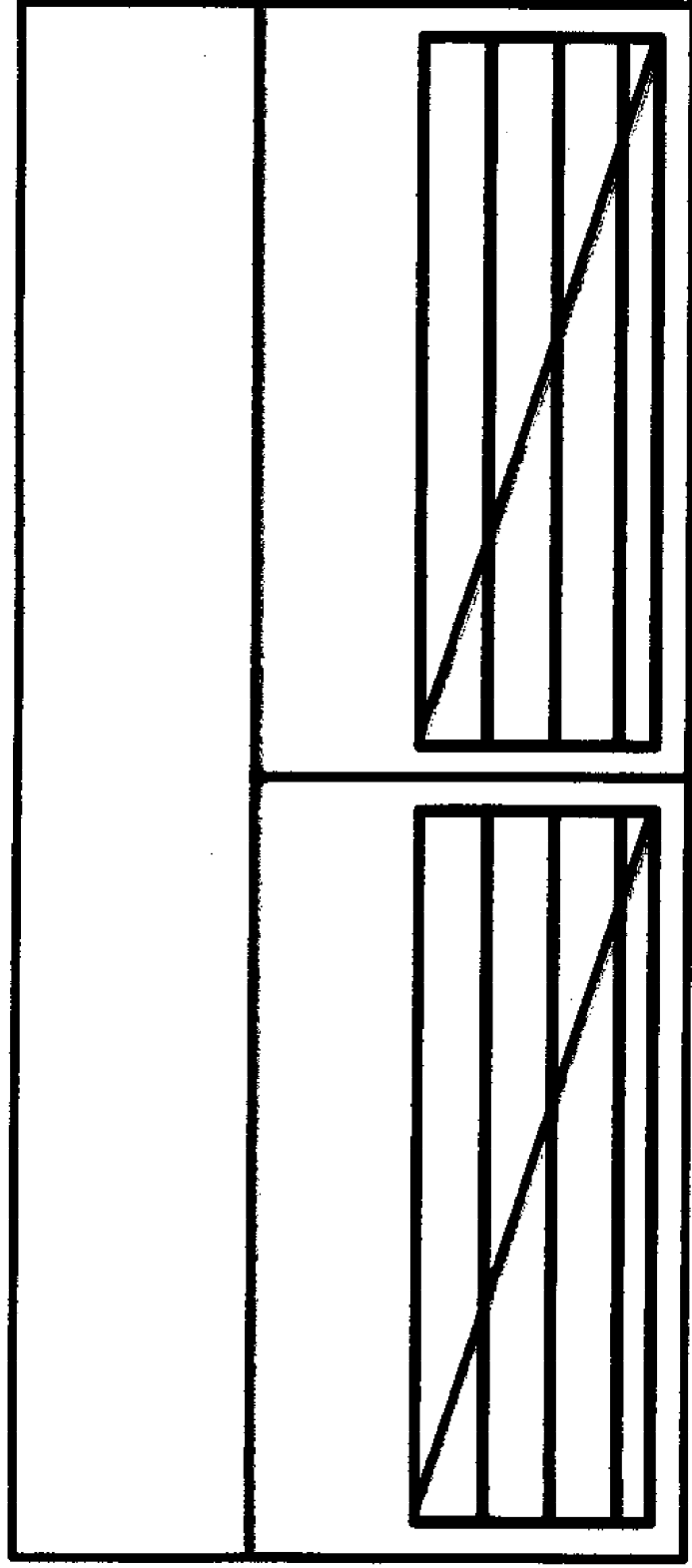
Proposed Field Shelter at Mossfoot,
Roweltown, Carlisle, CA6 6JX

Site Plan

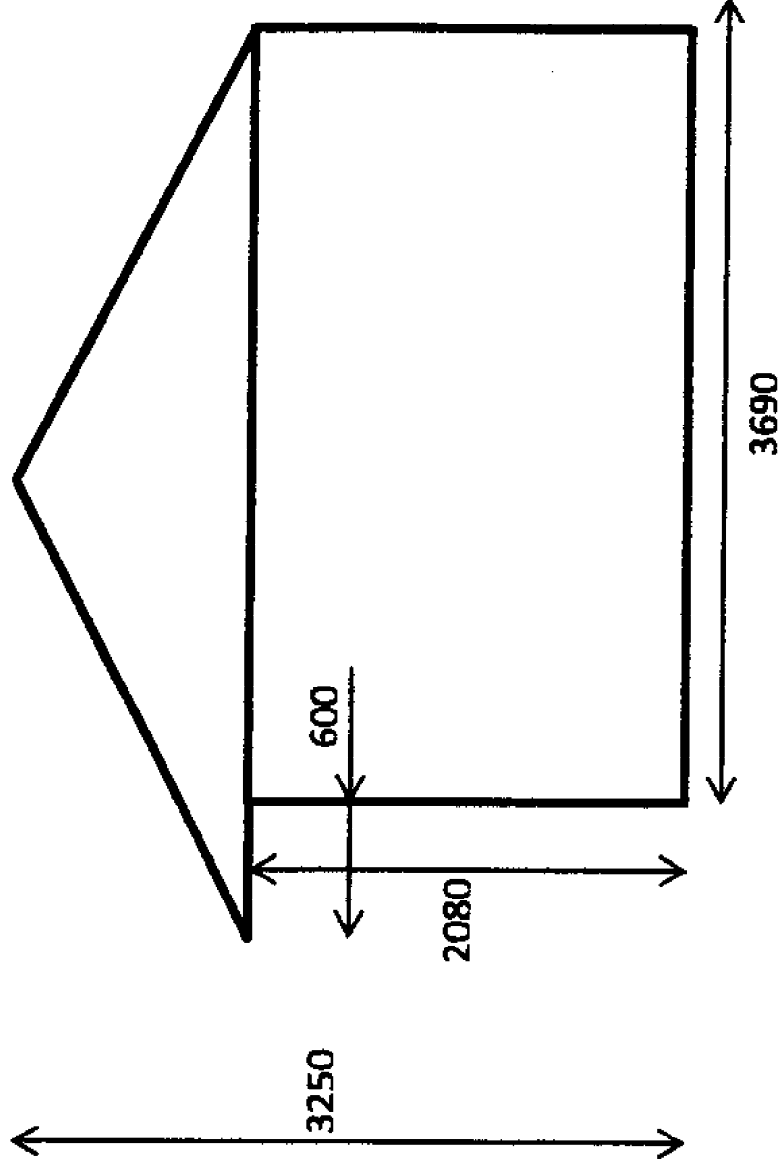
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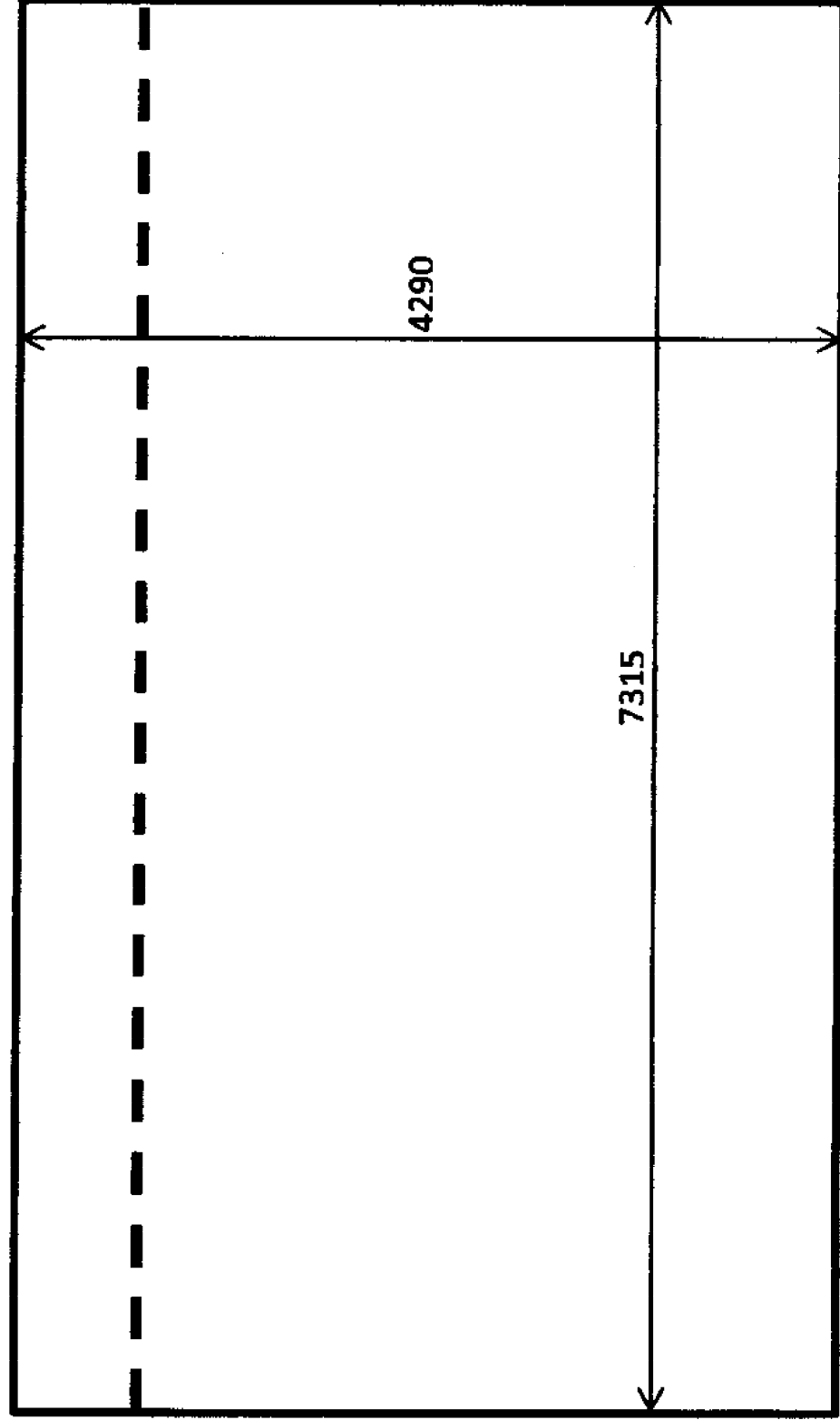
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Front Elevation



Side Elevation



Plan

Materials:

Timber frame building, clad in softwood, treated, sawn, boards. Galvanized gates to front.

Roof - timber roof trusses clad in galvanized corrugated iron sheets

Proposed Field Shelter at
Mossfoot, Roweltown,
Carlisle, CA6 6JX

Plan and Elevations

Scale 1: 50

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