

APPLICATION No: EPF/217/05

Report Item No: 1

SITE ADDRESS: LAND ADJ. TO GREENSTED HALL, GREENSTED ROAD, ONGAR
PARISH: Ongar

APPLICANT: Mrs E Webb

DESCRIPTION OF PROPOSAL:
Erection of stables and associated facilities.

RECOMMENDED DECISION: Grant Permission

1. To be commenced within 5 years.
2. Materials of construction to be agreed.
3. Erection of screen walls/fences.
4. Prior to the commencement of the development, details of the proposed surface materials for the arena shall be submitted to and approved by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first use of the development.
5. The stables and arena hereby permitted shall only be used for the accommodation and riding of horses for private and domestic purposes and not for any commercial purposes including a livery stables or riding school.

Description of Proposal:

The proposed stables would be a maximum of 30.5m wide and 9.5m deep, and some 3.4m high to a pitched roof. They would be finished in timber, with a felt roof. The stables would comprise 4 looseboxes, a hay barn, tack room, feed store and general store, and would be used for private purposes only. The proposed arena would be sited adjacent to the stables and would be 40m wide by 20m deep. No details of surfacing materials for the arena are specified, but are usually sawdust or sand. It is proposed to use an adjacent field for grazing. The development would be located about 150m north of the cluster of buildings at Greenstead Hall, on the southern side of a field currently used for arable farming. Access to the development would be via an existing track, which is only partly metalled and during wet periods can be very muddy in places. Part of this track forms part of the Essex Way. There is a concrete hardstanding adjacent to the site of the proposed buildings.

Description of Site:

The application site lies in an isolated position in the green belt. It comprises a field currently under cultivation, some 150m to the north of Greenstead Hall. Its southern boundary is marked by a ditch and an established row of mature trees. The

field is less well screened in other directions, where there are open views across the rising surrounding countryside.

Relevant History:

None.

Policies Applied:

GB2 - Development in the Green Belt
RST4 - Horsekeeping
RST5 - Stables

Issues and Considerations:

The main issues in this application are the appropriateness of the development in the green belt, its impact on the character and appearance of the surrounding landscape, its highway safety implications, its impact on local ecology, open spaces and rights of way, and the welfare of the horses to be accommodated at the site.

Green Belt

Horserying can reasonably be said to fall within the general definition of outdoor participatory sport or recreation. Policy GB2 normally permits essential small-scale buildings associated with such uses in the green belt. The proposed stables includes just 4 looseboxes it also provides a generous amount of ancillary accommodation which makes it a structure of some significant size and bulk, that taken together with the proposed arena, cannot reasonably be said to be a small-scale facility.

However, the use of the adjacent field for grazing is unlikely to harm the green belt, and the stables and arena, although not small scale, would be sited in a secluded position, not readily visible from a public place. As such they would preserve the openness of the green belt in this location. Moreover, a development of this kind would not result in a significant encroachment into the countryside and therefore does not conflict with any of the purposes of including land in the green belt.

Therefore, it is considered that the development falls within sub-paragraph (iv) of policy GB2 and is appropriate in the green belt, in accordance with that policy.

Character and Appearance

As indicated above, the use of the field for grazing is unlikely to harm the character and appearance of the landscape. Moreover, the proposed stables and arena, although relatively large would not, because of their secluded location, have a significantly adverse impact on the surrounding countryside. In addition, the design and materials used for the stables are traditional and appropriate. No details are provided of any fencing at the site and it is considered that this should be the subject of condition in order to ensure that it has an appropriate scale and appearance. Therefore, it is considered that the development would not harm the character and

appearance of the surrounding landscape.

Highway Safety

The existing hardstanding near to the site of the proposed development would provide for adequate parking facilities for up to 4 cars. Moreover, the amount of horseriding likely to occur as a result of the development would be somewhat limited and as such, it is considered that it would not have a detrimental impact on highway safety on surrounding roads.

Ecology, Open Spaces and Rights Of Way

The adopted local plan proposals map show no public open spaces or sites of any ecological importance near to the proposed development. However, the Essex Way footpath runs close to the site. Given this and the limited amount of horseriding it will generate, it is considered that the development would not have any adverse impact on the management, ecology or public use of open spaces or rights of way.

Horse Welfare

The proposed grazing field has an area of some 3 hectares, which is considered reasonable for 4 horses. The proposed looseboxes would be some 4.2m by 4.2m internally, which meets the standards set out in paragraph 12.38 of the adopted local plan. Their pitched roof design means that their internal height does not meet the minimum requirement of 3.1m throughout, but it is considered that this shortfall alone is not sufficient to withhold planning permission. Therefore, it is considered that the development would not harm the welfare of the horses it would accommodate.

Having regard to the above, it is considered that the development complies with policies RST4 and RST5.

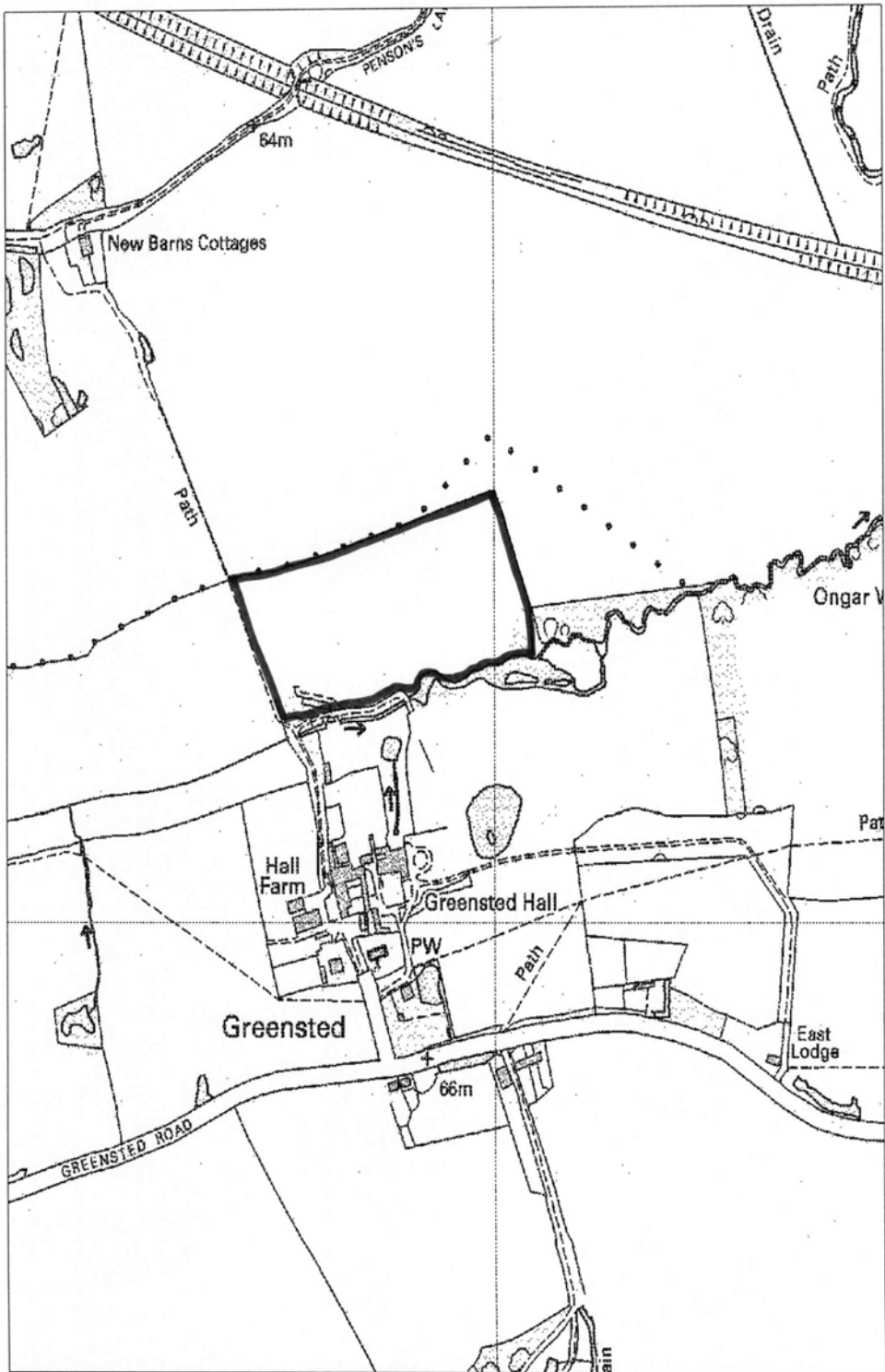
Conclusion


The provisions of the relevant local plan policies are met and approval is recommended.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL - Object; this proposal is inappropriate development for a rural location.

GREENSTED HALL - Initially had concerns over access however have now had assurances that there will be no difficulty in this respect so confirm that I would be perfectly happy if the planning permission sought by Mrs. Webb was granted.



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	Civic Offices			Width : 900.000
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