

Report Item No: 2

APPLICATION No:	EPF/0979/09
SITE ADDRESS:	Dame Annys Farm Norwood End Fyfield Ongar Essex CM5 0RW
PARISH:	Fyfield
WARD:	Moreton and Fyfield
APPLICANT:	Mr Toby Power
DESCRIPTION OF PROPOSAL:	Change of use of stables A and B from ancillary domestic stabling to private non-residing horse keeping and retention of manege with associated hard and soft landscaping, for use by landowner only.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The stables shall not be occupied until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the submission of the details approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

- 2 The stables and manege shall be for solely private use of the landowner only and not for any use relating to business or livery whatsoever.
- 3 No external lighting shall be installed at the stables or manege without the prior written approval of the Local Planning Authority.

This application is before this Committee since it is an application for non householder development and the recommendation differs from more than one expression of objection (Pursuant to Section P4, Schedule A (f) of the Council's Delegated Functions).

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Description of Proposal:

The application seeks permission for the change of the use of existing stables A and B from ancillary domestic stabling to private, non-residing horse keeping and retention of ménage with associated hard and soft landscaping for use by landowner only.

The applicant indicates the land is sufficient to support 5 horses on a regular basis.

The applicant previously lived in the property known as Dame Anny's Farm, but has now rented this independently. This application seeks to retain the use of the stables, paddocks and ménage structures (which are still being constructed), whilst no longer residing onsite. The applicant has demonstrated that they work daily at the farm and on the land for prolonged periods.

Description of Site:

The application site is situated within the Metropolitan Green Belt, on the northern side of Norwood End towards the upper reaches of the lane which is a long single track into the countryside. Norwood End is a dead end surrounded by countryside with a number of detached, largely isolated properties along its length.

Dame Anny's Farm is a reasonable sized farm comprising a number of fields, ponds and ancillary structures which are concentrated around the farm house.

Relevant History:

AGR/EPF/0988/00 – Agricultural Determination for erection of a steel framed building – Permission not required

EPF/0682/04 – Extension to existing agricultural building for the storage of hay and straw – Approved

EPF/1785/07 – Proposed ménage – Withdrawn

EPF/2072/07 – Certificate of lawfulness for existing use of buildings as livery use, land for associated parking and grazing – Withdrawn

EPF/0241/08 – Certificate of lawfulness for existing use of buildings as livery use, land for associated parking and grazing – Not lawful

EPF/1189/08 – Certificate of lawfulness for existing use of stables 1 and 2 for livery of up to 7 horses – Not lawful

Policies Applied:

Epping Forest District Local Plan and Alterations

GB2A – Development in the Green Belt

RST4 – Horse Keeping

RST5 – Stables

DBE1 – Design of New Buildings

DBE9 – Loss of Amenity

LL1 – Rural Landscape

ST1 – Location of development
ST4 – Road Safety

SUMMARY OF REPRESENTATIONS:

FYFIELD PARISH COUNCIL - No objections to this application providing the application is for use by the landowner only. Planning conditions should ensure this is upheld.

2 neighbouring properties have been consulted (Wayside and Norwood End House) and a site notice has been displayed. 3 letters of objection have been received:

Bon-Aire – Object to use of the road for additional traffic, livery use, dogs which accompany riders and retrospective nature of the application.

Lee Farm – Object to additional traffic on Norwood End, use of horse boxes, riding on Norwood End and fields, dogs which accompany riders and concerns in respect of livery use.

Anonymous – Object to use of Norwood End on highway grounds, insufficient access for horse boxes and additional traffic and additional stabling in barn area.

The barn stabling is not under consideration in this application and is subject to separate enforcement enquiries.

Issues and Considerations:

The main issues that arise with this application are considered to be the appropriateness of the retention of the stables and ménage for non-residing use in the Green Belt, the design, layout and appearance, access and highway issues and potential impact upon neighbouring properties.

Green Belt

This application may be considered acceptable under policy GB2A for the purposes of outdoor participatory sport and recreation or associated essential small scale buildings. Furthermore the application is for the retention of existing structures and those which have been significantly completed. In respect of the stable blocks, these appear to have been in situ a number of years and letters of objection support the same.

Design, Layout and Appearance

The existing stable blocks are of traditional stable design, constructed with brick, dark timber and clay tiled roofs. The design and appearance of the stables is in keeping with the appearance of the ancillary farm buildings and does not appear out of context on the site.

The ménage building is a steel framed exercise area with walls some 2.1m in height. This structure is in a relatively open area to the rear of the existing farmhouse and ancillary buildings. Notwithstanding the prominence of the position of the structure and scale, large structures associated with farm works are not unusual in this area and the ménage and exercise areas will be viewed in the context of the other buildings, therefore subject to appropriate landscaping, Members may consider that these structures are acceptable.

Horsekeeping

The existing stables and grazing areas meet the objectives of horsekeeping policies as follows:

RST4: Horsekeeping

- The existing stables and proposed ménage, subject to landscaping, would not have a significant adverse impact on the character and appearance of the landscape.

- The amount of horse riding would not lead to excessive highway danger with no objection from Highways and a level of riding no different to that which may exist were the applicant to be occupying the property.
- The amount of horse riding would not have significant adverse impact on the management, ecology or public use of open spaces and rights of way. The proposals are based on private land.
- The amount of land is adequate for the welfare of the number of horses intended to use it.
- Appropriate fencing is already in place with horses historically kept onsite.

RST 5: Stables

- The stables that exist are of a reasonable size and not excessive in scale.
- As considered below, the proposals would not result in excessive highway danger.
- As considered below, the amount of horse riding would not have significant adverse impacts to ecology or public use of rights of way and public open space.
- The site has sufficient surface for the parking and turning of vehicles within the site with vehicular movements associated with the retained stables unchanged. The only potential additional traffic would arise from the occupants of the farmhouse, this additional traffic would be negligible.

Highway Matters

Norwood End is a single track, long road with occasional passing points. The road is used by farm traffic, horse boxes associated with the stables when the owner was in occupation onsite and residents/visitors. Highways have raised no objection to the proposals and Officers consider that the proposed retention of the stables would not result in any more frequent equestrian related movements than that which would have previously existed when the owner occupied the farmhouse. A small additional residential traffic flow may exist with the separate occupation of the dwelling known as Dame Anny's Farm, but this is considered negligible.

Whilst concern has been raised regarding riding on the road, the applicant has sufficient land on which to exercise the horses, this when considered with the ménage facility and local paths and tracks is considered to offer suitable alternatives for riders, however horses riding in rural areas is not uncommon and Norwood End is not suited to fast moving traffic with a poor surface and slow moving farm vehicles commonplace.

Impact on Neighbours

The site is well separated from neighbours and as such the retention of the existing and partially constructed facilities is not considered to impact unacceptably on neighbouring properties.

Issues relating to dog walking and horse exercising appear to raise conflicts but this would not appear directly related to the non-residing use or neighbouring amenity.

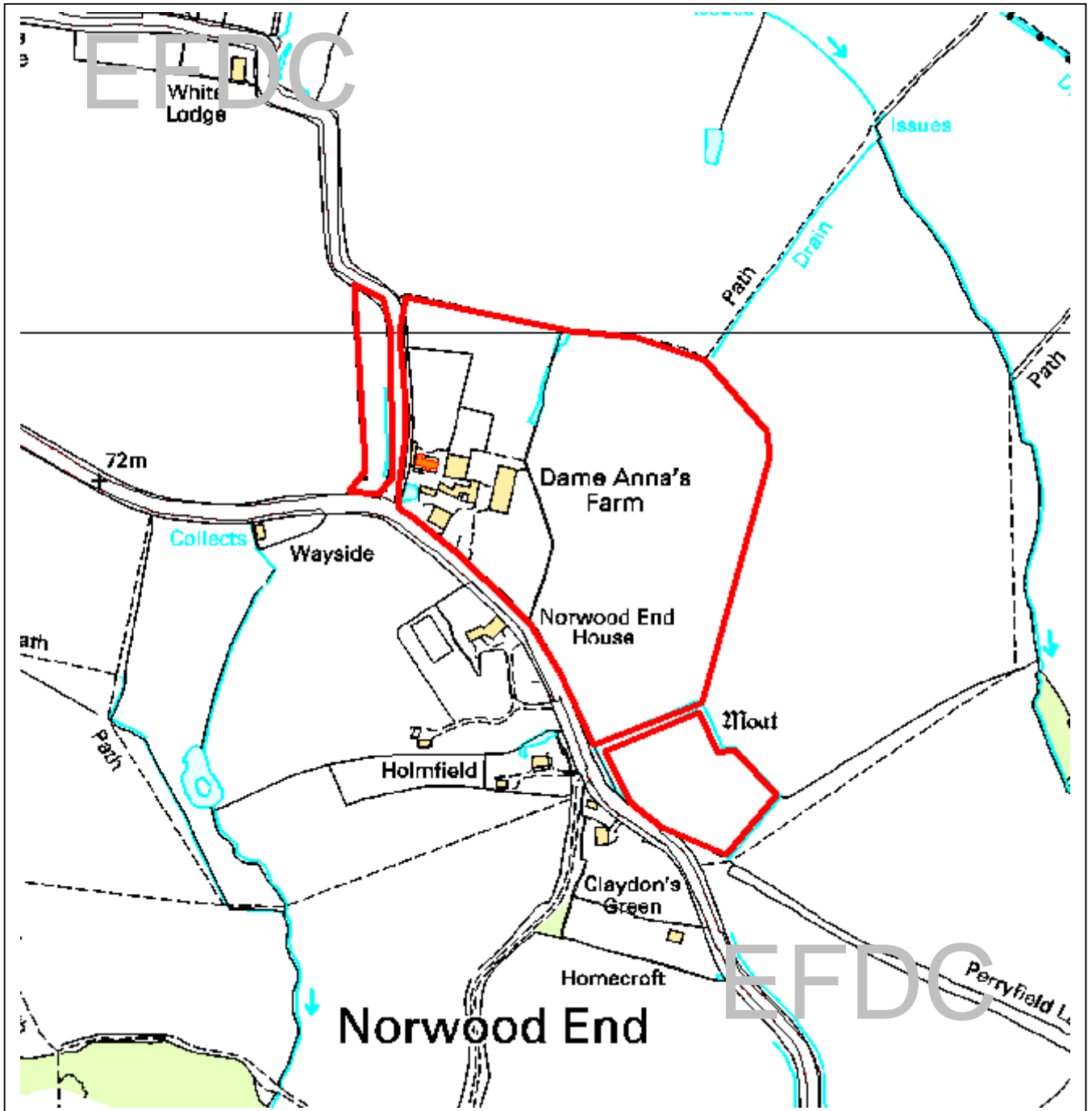
Conclusion:

The proposed development comprises an acceptable use within the Green Belt, with an acceptable siting, design and appearance. The proposed retention of the facilities for non-residing use do not raise any additional concerns in respect of neighbouring amenity or highways issues than may have been previously existing when the owner was in residence, therefore with no demonstrable additional harm and no specific policy requiring onsite occupation for stable/equestrian facilities, Officers recommend approval



Epping Forest District Council

Area Planning Sub-Committee East



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Site Name:	Dame Annys Farm, Norwood End Fyfield, CM5 0RW
Scale of Plot:	1/5000