

DELEGATED

AGENDA NO.

REPORT TO PLANNING COMMITTEE

4th October 2006

REPORT OF CORPORATE DIRECTOR
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

05/3309/COU

West End Farm, Longnewton

Retrospective application for the change of use from agricultural land to form a ménage area.

Expiry date: 12th October 2006

SUMMARY

The planning application seeks retrospective approval for the change of use from agricultural land to form a ménage area at West End Farm, Longnewton.

6no objections to the application have been received from local residents.

The application accords with the local plan policies and is recommended for approval with conditions.

RECOMMENDATION

Planning application 05/3309/COU be approved subject to the following conditions:

01. *The development hereby approved shall be carried out in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority.
Drawing Number(s): - SBC001*

Reason: To define the consent.

02. *The development, hereby approved, shall not be used for commercial purposes.*

Reason: To enable the Local Planning Authority to retain control over the development.

THE PROPOSAL

Planning permission is sought for the retrospective change of use from agricultural land to form a ménage area. This is for private use only. The riding arena measures 50m x 25m and is enclosed by a post and rail fencing. The land is used for the grazing of family ponies. Horses and ponies are stabled at the site but not on a commercial basis.

CONSULTATIONS

The following Consultees were notified and the comments they made are below:

Environmental Health Unit

I have no objection to this application

Northumbrian Water Limited

No comments made

Longnewton Parish Council

The Council request that if planning permission is given the following conditions should apply:

1. The ménage is to be for private use only.
2. The ménage should only be used for animals stabled at West End Farm to prevent horseboxes accessing the site via Mill Lane, which is a busy narrow lane.
3. There should be a limit on the number of animals using the ménage.
4. The ménage should not be floodlit as it is in close proximity to a residential area.

Head of Integrated Transport and Environmental Policy

I have no adverse comments regarding this application subject to a condition restricting its use for its current owners private use only.

Neighbours were notified and 6 letters of objection were received:

Mr Elliott, 20 The Yew Walk, Longnewton

This use will further increase traffic and this is already an over-used road to the airport and many accidents have already occurred at this junction. The turning of horseboxes on this blind corner will lead to further accidents. I am also concerned that the proposed use may be for commercial purposes.

E Ruddick, 3 Farfields Close, Longnewton

The access to this land is an accident black spot and horseboxes turning in will add to these problems. The road is extremely busy and if granted this application would compromise safety.

M H Scott, Midway House, Mill Lane

I am opposed due to the volume of traffic and the access to the ménage and also to the possible commercial use and subsequent increased traffic.

Jill Leadley-Brown, 6 Farfields Close, Longnewton

It is unclear whether this proposal is for commercial or private use and I presume commercial use is to be the case. The road is a black spot and the manoeuvring of horseboxes and associated vehicles will make this road dangerous for residents and other road users.

Katrina Coxon, 1 West End Cottages, Mill Lane

Traffic levels on Mill Lane, Long Newton. This is already an extremely busy road to Durham Tees Valley Airport, with access into West End Farm very near a notorious accident black spot. Manoeuvring horseboxes in and out of the site can be very dangerous, and I believe may lead to further accidents. I am extremely concerned that what is initially being quoted as for private use, may easily in the future be used as a commercial exercise, resulting in further traffic increases and damage to the village environment

Mrs S M Bellerby, 2 West End Cottages, Mill Lane

Mill Lane being a notorious accident black spot, the Highways Dept at Stockton Council has spent thousands attempting to make safe the entrances by providing lights in an effort to ease the

situation. I feel that the position at the moment is still dangerous, heightened further when horse boxes have to cover both east and west lanes of Mill Lane to enable entry and exit to the ménage site. At the moment the ménage and stables are in use by one family, however previously the stables and the access have been used by as many as 4 different families, creating parking hazards in the lane. Lighting for the site is also an issue, while it is not in place at the moment, any future lighting should not be allowed as it is very near to the new slip road joining Darlington Road and the new A66 Interchange.

PLANNING POLICY CONSIDERATION

Where an adopted or approved development plan contains relevant policies, section 54A of the Town and Country planning Act requires that an application for planning permission shall be determined in accordance with the Plan, unless material planning considerations indicate otherwise.

The relevant development plan in this case is the adopted Stockton on Tees Local Plan.

Policy GP1

Proposals for development will be assessed in relation to the policies of the Cleveland Structure Plan and the following criteria as appropriate:

- (i) The external appearance of the development and its relationship with the surrounding area;
- (ii) The effect on the amenities of the occupiers of nearby properties;
- (iii) The provision of satisfactory access and parking arrangements;
- (iv) The contribution of existing trees and landscape features;
- (v) The need for a high standard of landscaping;
- (vi) The desire to reduce opportunities for crime;
- (vii) The intention to make development as accessible as possible to everyone;
- (viii) The quality, character and sensitivity of existing landscapes and buildings;
- (ix) The effect upon wildlife habitats;
- (x) The effect upon the public rights of way network.

Policy EN11

The planting of trees, of locally appropriate species, will be encouraged within the area indicated on the proposals map as community forest. In considering applications for planning permission in the community forest area, the Local Planning Authority will give weight to the degree to which the applicant has demonstrated that full account has been taken of existing trees on site, together with an appraisal of the possibilities of creating new woodland or undertaking additional tree planting. In the light of the appraisal the Local Planning Authority will require a landscaping scheme to be agreed which makes a contribution to the community forest.

MATERIAL PLANNING CONSIDERATIONS

The applicant is seeking retrospective permission to change agricultural land to a ménage.

The riding arena measures 50m x 25m and enclosed by a post and rail fencing. The land is used for the grazing of family ponies. Horses and ponies are stabled at the site but not on a commercial basis.

The application site is located to the rear of existing agricultural buildings and existing stables. There is farmland to the rear of the proposal and it is shielded from the view of the main road by the existing buildings to the south and heavy planting and a hedge to the east. The proposals are for private use and it is considered that the exercising of horses is common within rural areas. It is therefore considered that the proposals are in keeping with the character of the rural area.

6 objections have been received to the application and relate mainly to the access, the possible additional danger to road safety and also the possibility of the ménage being used for commercial purposes.

The Head of Integrated Transport and Environmental Policy has been consulted on the application and has stated that providing the proposal is for private use then there are no adverse comments to make. The applicant has stated that the arena is to be for private use only and the access is already in place serving a dwelling known as Holly Tree House and the applicant's stables. It is considered that as the ménage and stables are for private use, the use of the ménage area will not intensify the use of the access.

A condition has been recommend to be imposed restricting the use of the ménage to private use and prohibits commercial use. Any proposed lighting would require planning consent and would be considered if an application is submitted.

The Environmental Health Unit has no objections to the proposal. Longnewton Parish Council requested that certain conditions be placed on the application should it be approved restricting the number of horses and the stabling of horses, it is however considered that the condition restricting the use to private use can be imposed but a restriction cannot be placed on the number of horses or stabling.

CONCLUSION

The proposed use is considered to be in accordance with the Policy GP1 and EN11 of the Stockton on Tees Local Plan and the application is recommended for approval subject to the conditions above.

Director of Development and Neighbourhood Services

Contact Officer: Elaine Atkinson – Telephone 01642 526062

Financial Implications

As report.

Environmental Implications

As Report

Community Safety Implications

N/A

Human Rights Implications

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

Background Papers

Stockton-on-Tees Adopted Local Plan (1997)
Planning Application 05/3309/COU

Ward and Ward Councillors

Ward **WESTERN PARISHES**

Ward Councillors **Councillor Salt**

