

Application Number 07/2021/00210/FUL

Address Kingsmead Stables
Bee Lane
Penwortham
Preston
Lancashire
PR1 9TT

Applicant Danielle Ryder

Agent

Mr Luke Banks

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Development Retrospective Application for the siting of 3 No. containers used for stabling facilities, a timber stable block and storage of a touring caravan

Officer Recommendation **Approval with Conditions**
Officer Name **Mrs Linda Ashcroft**

Date application valid 25.05.2021
Target Determination Date 07.11.2021
Extension of Time 08.10.2021



1 Introduction

- 1.1 This application is being brought before the Planning Committee as the Agent is related to a member of staff.

2. Report Summary

- 2.1 The application seeks planning permission for the retention of 3 No. containers used for stabling facilities, a timber stable block, heras fencing and storage of a touring caravan.
- 2.2 The containers have been sited on land to the east of Balshaw Croft to provide a tack room, block of three stables and a block of two stables. A timber stable block has been erected on land to the west of Balshaw Croft replacing a much larger structure which was not structurally sound. A touring caravan is to be sited to the south of the containers which will not be used as residential accommodation or ancillary to the application site.
- 2.3 The structures are a temporary solution due to uncertainties around the probable re-development of the site, which forms part of an allocated major site for development, 'Pickering's Farm'.
- 2.4 No objections have been received from statutory consultees. Two letters of representation have been received from neighbours raising objection to the application.
- 2.5 On balance, it is considered the proposed development complies with Policy 13 in the Central Lancashire Core Strategy and Policies G1 and G17 in the Local Plan and therefore recommended for approval.

3. Site and Surrounding Area

- 3.1 The application site consists of two separate pieces of land. An area of land to the east of Balshaw Croft measures 0.62 hectares, 0.51 hectares of which consist of grassland, the remainder of which is made up by a stable yard, stable block and ménage. An additional 3.08 hectares of land is rented within the vicinity of both sites and is used for horse turnout/haylage production and is located to the west of Balshaw Croft and to the east of the site close to the junction with Leyland Road.
- 3.2 Land to the rear of the stable yard consists of 0.5 hectares of grassland used for the grazing of horses.
- 3.3 The application site occupies a semi-rural position in the local landscape, which is predominantly urban settlements and urban fringe farmland. Both sites are accessed directly from Bee Lane through existing gateways.
- 3.4 The land to the east of Balshaw Croft is bounded by mature hedgerows and trees to the south and west; to the east lies agricultural land and Bee Lane to the north.
- 3.5 The site is set within land allocated under Policy C1 Pickering's Farm (Major Sites for Development) in the South Ribble Local Plan.

4. Site History

- 4.1 Planning permission was refused in 1989 for a detached dwelling on the land based on open land policy. This was unsuccessfully appealed against.
- 4.2 In 2006 planning permission 07/2005/1072 was granted for the temporary siting of a mobile home on the land together with the installation of a septic tank for a period of 3 years.
- 4.3 Planning permission 07/2009/0003/FUL was granted in 2009 for the retention of the temporary mobile home for a further 3 years period.
- 4.4 Permission was granted under 07/2012/0090/REN for the retention of land to accommodate a static mobile home.
- 4.5 Two revised planning applications have been submitted in August of this year for the Pickerings Farm Site as follows:
 - 4.5.1 **07/2021/00886/ORM** - Outline planning application with all matters reserved except for the principal means of access for a residential-led mixed-use development of up to 920 dwellings (Use Classes C3 and C2), a local centre including retail, employment and community uses (Use Classes E and Sui Generis), a two form entry primary school (Use Class F), green infrastructure, and associated infrastructure following the demolition of certain existing buildings.
 - 4.5.2 **07/2021/00887/ORM** - Outline planning application with all matters reserved except for the principal means of access for a residential development of up to 180 dwellings (Use Classes C3 and C2), green infrastructure and associated infrastructure.

5. Proposal

- 5.1 Planning permission is sought retrospectively for the siting of 3 No. storage containers used for stabling facilities, a timber stable block, heras fencing and storage of a touring caravan.
- 5.2 Three containers have been sited on land to the east of Balshaw Croft measuring:
 - ☐ 2.43m wide x 2.59m high x 6.06m long to provide a tack room.
 - ☐ 2.43m wide x 2.59m high x 12.2m long accommodating three stables
 - ☐ 2.43m wide x 2.59m high x 6.06m long accommodating two stables

The containers have been located here as it was adjacent to the existing stables providing easier and more efficient access for the Applicant. In addition, it also ensures that the yard is more contained preventing further sprawling of the yard.

- 5.3 A timber stable block has been erected on land to the west of Balshaw Croft measuring 3m wide x 10m long with a pitched roof covered in a white waterproof tarpaulin. The timber stable block provides housing for up to three horses and is situated with a large grass paddock used to exercise those horses and is used firstly as an overflow space but also to provide housing for horses away from the main equestrian facility. The stable block provides a holding stable to ensure that the horses are free from illness/disease before being housed in close proximity to other horses. This stable block replaces a much larger structure which was not structurally sound.
- 5.4 Heras fencing has been erected adjacent to Bee Lane and the outdoor exercise area to protect and secure the horses.

- 5.5 A touring caravan is to be sited to the south of the containers and will be taken off site when the applicant attends horse shows all over the country and will therefore not be used as residential accommodation or ancillary to the application site.
- 5.6 The sites are accessed directly from Bee Lane through existing gateways.
- 5.7 The applicant has run their equestrian business from the application site for in excess of 25 years but has been in the ownership of the family since December 1987 stabling as many as 20 horses at the stable yard at any one time. Horses are imported and housed temporarily at the stable yard until a purchaser can be found where they are watered, fed, exercised and groomed prior to their sale.
- 5.8 The applicant, together with the help of two full time employees, carry out all the work associated with the stable yard in addition to travelling around the country to horse shows in order to build her business.
- 5.9 The structures are a temporary solution in order to increase the capacity for housing horses. Due to uncertainties around the probable re-development of the site, which forms part of an allocated major site for development, 'Pickering's Farm', The applicant has advised spending a significant amount of monies on permanent stabling facilities at present would be unwise. The Applicant's future intention is to move her business to Belgium to be closer to the stud farms importing horses to the UK from countries such as Belgium and Holland.

6. Representations

6.1 Summary of Publicity

- 6.1.1 Seven neighbouring properties have been notified and a site notice posted.
- 6.1.2 Two neighbour representations have been received which includes objections on behalf of Bee Lane (West) Residents Association, objecting for the following reasons:
- ☐ Already a mobile home on the site which was intended as temporary
 - ☐ Another touring caravan will be used as further accommodation;
 - ☐ Site is being used as business premises; no planning permission to run a business;
 - ☐ Grown out of all proportion resulting in regular blockages and restrictions to the narrow lane by cars and commercial vehicles;
 - ☐ Application form contains no information about the extra parking requirements for the employees' cars, the horse boxes and a touring caravan currently located alongside the Lane;
 - ☐ Bee Lane narrows and becomes an unadopted single track cul-de-sac and is the only means of access and egress for service vehicles which should remain passable at all times;
 - ☐ Complete lack of any site management or maintenance which is visually inappropriate;
 - ☐ Steel shipping containers, galvanised temporary fencing panels around the ménage and the timber stable block with a white sheet tarpaulin roof, are not in any way in keeping with the local area;
 - ☐ Site partially screened by unmaintained hedges and trees, being deciduous is only effective during the summer months;
 - ☐ Lack of maintenance to building, perimeters and paddocks results in horses breaking out, causing a danger to residents and general public. Was "instructed" to divert journey down Lords Lane recently due to stallions rampaging along the length of Bee Lane;

- ☐ Stable waste is dumped within an adjacent enclosure resulting in an abundance of vermin, flies and offensive smells;
- ☐ Routinely used as an unlicensed waste tipping area;
- ☐ Regular on site burning of waste occurs with the resultant smoke nuisances;
- ☐ Suggest a visit to the site would be beneficial to Committee members.

6.1.3 In response to some of the above queries: There is an existing mobile home on the site which has been the subject of an application in 2005 for its temporary siting of 3 years and an application in 2009 for its retention for a further 3 years. Planning permission 07/2009/0003/FUL did not have any conditions on the decision notice relating to the temporary siting of the mobile home and is now sited lawfully.

6.1.4 Bee Lane is an unadopted road and therefore does not fall under the remit of Lancashire County Council. Any obstruction of the highway is a Police matter.

6.1.5 In respect of issues relating to burning/smoke on the site and the disposal of stable waste/manure has been forwarded to Environmental Health.

7. **Summary of Responses**

7.1 Environmental Health have been consulted but had no comments to make.

8. **Material Considerations**

8.1 **Policy Considerations**

8.2 **Policy C1 (Pickering's Farm, Penwortham)** states that "planning permission will only be granted for the development of the Pickering's Farm site subject to the submission of:

a) an agreed Masterplan for the comprehensive development of the site. The Masterplan must include the wider area of the Pickering's Farm site which includes the safeguarded land which extends to Cote Lane as shown on the Policies Map, and make provision for a range of land uses to include residential, employment and commercial uses, Green Infrastructure and community facilities;

b) a phasing and infrastructure delivery schedule;

c) an agreed programme of implementation in accordance with the Masterplan and agreed design code."

8.3 **Policy G17 (Design Criteria for New Development)** permits development which does not have a detrimental impact on the existing building, neighbouring buildings or on the street scene by virtue of its design, height, scale, orientation, plot density, massing, proximity, or use of materials. Furthermore, the development should not cause harm to neighbouring property by leading to undue overlooking, overshadowing or have an overbearing effect.

8.4 **The Central Lancashire Rural Development SPD** advises on certain matters to be taken into account in assessing the acceptability of equestrian development which includes the scale, siting, design/materials, site treatment (hardstanding areas, access tracks and sand paddocks), highway safety and reinstatement (removal of unused stables).

8.4 **Character and Appearance**

8.4.1 The site has been used for the stabling of horses in excess of 25 years and is located within a semi-rural area with adjacent lands consisting of open fields. In order to increase the capacity for housing horses, a temporary solution for suitable stabling was required. The timber stables to the west of Balshaw Croft were erected due to

safety concerns of the previous structure, which was not structurally sound and as such a health and safety risk to the applicant and her staff.

- 8.4.2 Heras fencing located around the ménage and fronting Bee Lane has been installed to protect not only the horse riders but also the general public. The horses are often spooked by ongoing traffic and pedestrians with dogs and has caused the horses to jump over the timber fence on numerous occasions. The fencing is located on the outside of the timber fence to prevent riders catching their stirrups in the fence.
- 8.4.3 It is acknowledged that the storage containers are not sympathetic to the semi-rural nature of the area but due to the uncertainties around the probable re-development of the site, which forms part of an allocated major site for development, 'Pickering's Farm', spending a significant amount of monies on permanent stabling facilities at present would be unwise. On balance therefore a temporary permission is considered acceptable.

8.5 Relationship to Neighbours

- 8.5.1 The stable block to the west of Balshaw Croft replaces a much larger structure which was not structurally sound. The replacement stable block is set some 5m from the boundary with Balshaw Croft; the previous stable block abutted this common boundary.
- 8.5.2 The site boundary to the east of Balshaw Croft is set some 45m away; the eastern boundary of the site is set some 43m from the dwelling at 'Crossroads'. The areas the subject of this application, are screened by mature trees/shrubs. Therefore, there is no undue impact on residential amenity.

8.6 Highway Issues

- 8.6.1 The highway fronting both sites is unadopted and therefore not maintained by LCC Highways.
- 8.6.2 Photographs submitted as evidence show a number of vehicles, including trailers/wagon for transporting horses, a touring caravan and cars parking within a 'passing' area of the highway causing an obstruction. As previously stated, any obstruction to a highway is a police matter. However, a Title Plan has been submitted which shows this area of land to be within the applicant's ownership.

9. Other Considerations

- 9.1 The applicant has advised that the structures are a temporary solution due to uncertainties around the potential re-development of the site which forms part of an allocated major development site 'Pickering's Farm'. Over time steel storage containers deteriorate visually and the roof to the replacement timber stable block is covered by a white waterproof tarpaulin. It is for these reasons that a condition will be imposed to secure their removal within two years of the date of the permission.

10. Conclusion

- 10.1 The site has an established permission to run as a business and is also subject to the outcome of the large development known as Pickering's Farm. The proposal for the retention of the storage containers and stable block and the storage of a touring caravan are considered to be acceptable in principle. On balance as storage containers are temporary in nature a temporary permission is recommended. The heras fencing is also used as a temporary fencing solution and on that basis, this too is recommended for a temporary permission. Due to the roofing material of the stables this is subject of a temporary permission. The touring caravan is movable and is not subject to the temporary permission. The siting and use of the structures for a

temporary period will not unduly impact upon the amenities of the adjacent residential properties. On balance the proposal is considered to be acceptable and as such complies with Policies C1 and G17 in the Local Plan and therefore recommended for approval, subject to the imposition of conditions.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. That the three storage containers, temporary stable and heras fencing hereby permitted shall be removed and the land restored to its former condition on or before two years from the date of this decision
Reason: To enable the Local Planning Authority to retain control over the use of the land

RELEVANT POLICY

POLC1 Pickering's Farm, Penwortham

POLG17 Design Criteria for New Development

SPD3 Rural Development (Supplementary Planning Documents)

Note:
