

Application No: 12/2794C

Location: SOMERFORD PARK FARM, HOLMES CHAPEL ROAD, SOMERFORD, CONGLETON, CW12 4SW

Proposal: Erection of Veterinary Building

Applicant: Mr Simon King

Expiry Date: 23-Oct-2012

**SUMMARY RECOMMENDATION:** Approve subject to conditions

**MAIN ISSUES:**

- Principle of the development
- Design, Siting and Scale
- Appearance
- Amenity
- Highways
- Trees

**DESCRIPTION AND SITE CONTEXT**

The application relates to the equine veterinary practice, located at this existing, large equestrian facility, situated on the north eastern side of Holmes Chapel Road, Somerford. The land is designated in the local plan as being within the open countryside. There are residential properties to the west and open countryside to all other directions.

This is an extensive equestrian facility that attracts many visitors to the area. The veterinary practice has its equine clinic based at Somerford Park Farm, within existing buildings. The clinic has now outgrown these facilities which no longer provide the amount or standard of accommodation required for the needs of the business.

**DETAILS OF PROPOSAL**

The proposal is for the erection of a new building which would comprise of the following:

- 10 Stables
- Theatre with dedicated knock down/recovery
- 3 diagnostics rooms
- Foal isolation
- Feed Store
- Staff changing

- Pharmacy
- Client meeting/conference room
- Sterilisation room
- Equipment store
- Offices
- X-ray room
- Laboratory
- Customer waiting
- WC

This would be contained in a single storey building, constructed of block work, vertical metal profiled sheet cladding, with fibre cement profiled sheet for the roof. It would be sited adjacent the existing horse box parking area and opposite the recently erected satellite stable block.

### **RELEVANT HISTORY**

Somerford Park Farm has an extensive planning history; however the most recent and relevant is 11/0561C, for the satellite stable block opposite the site.

### **POLICIES**

#### **National Guidance**

National Planning Policy Framework

#### **Regional Spatial Strategy**

DP1 Spatial Principles

DP2 Promote Sustainable Communities

RDF2 Rural Areas

#### **Congleton Borough Local Plan First Review 2005**

The site is not allocated in the Local Plan but the following policies apply:

PS8 – Open Countryside

GR1 – New Development

GR2 – Design

GR6 – Amenity and Health

GR9 – Parking and Access

RC5 – Equestrian Facilities

NR1 - Trees

E5 – Employment Development in the Open Countryside

### **CONSIDERATIONS (External to Planning)**

#### **Environmental Health:**

No objections.

#### **Highways:**

No objections.

#### **Jodrell Bank:**

Request the inclusion of screening materials in the development.

**Natural England:**

Do not consider that the proposal would have an adverse impact.

**VIEWS OF TOWN/PARISH COUNCIL**

Express no objection, but do voice concerns about what other sites within the complex have been considered as there may be a 'creep' of buildings in the south easterly direction.

**OTHER REPRESENTATIONS**

None received at the time of report writing.

**OFFICER APPRAISAL****Principle of Development**

The site is designated as being within the open countryside and as such development of facilities for outdoor sport, recreation which preserve the openness of the countryside are considered to be acceptable. Policy RC5 has eight criteria that must be met for equestrian facilities to be considered acceptable, including ecology, impact on landscape, loss of agricultural land, impact on amenity, parking provision and being linked to the bridleway network. It is considered that the proposal would meet these requirements.

Policy E5 allows for the expansion or redevelopment of an existing business, appropriate to a rural area or essential for the continuation of operations which are already on site where there are no suitable existing buildings which could be re-used. It is considered that the proposal meets these requirements.

It is therefore considered that the erection of a new equine, veterinary facility on the site would be acceptable in principle.

**Design, Siting and Scale**

The proposal is for a single storey building that would reflect the appearance of the other equestrian buildings in terms of design and materials at the site and is considered to be acceptable in design terms. The scale of the building is considered to be acceptable as it is similar to the scale of the existing buildings in close proximity to the site.

The building is to be sited adjacent to the horse box parking area and opposite the new satellite stable building. The proposed siting is considered to be the most appropriate in the context of the existing equestrian facility.

**Amenity**

Policy GR6 requires that new development should not have an unduly detrimental effect on the amenities of nearby residential properties from loss of privacy, loss of sunlight or daylight, visual intrusion, environmental disturbance or pollution and traffic generation access and parking. Having regard to this proposal, the stable block would be in excess of 40m away from the nearest residential property and as such it is not considered that there would be any adverse impacts on residential amenity.

## **Highways**

The proposal would not lead to any loss of parking spaces and there would be no alteration to the existing access. There would be an adequate level of parking provision within the site and the wider equestrian complex. The proposal is therefore considered to be in compliance with Policy GR9 of the adopted local plan.

## **Trees and Landscape**

The proposed building would be sited in a paddock adjacent to an area used for the storage and parking of horse boxes. The site is bounded by fences with a mature hedge to the A54 road boundary. A landscaping plan has been submitted with the application as has a tree protection method statement. The details shown on the proposed landscape plan are considered to be acceptable as it will provide adequate screening of the site when viewed from the A54. The tree protection method statement is also considered to be acceptable.

The proposal is therefore considered to be acceptable in terms of impact on the local landscape and trees.

## **Ecology**

The application is supported by an extended phase one habitat survey that has been undertaken by a suitably qualified and experienced ecological consultant.

The River Dane Site of Special Scientific Interest (SSSI) is nearby the site, however Natural England do not consider that the development would have any adverse impact on the SSSI.

The proposal is therefore considered to be acceptable in ecological terms.

## **CONCLUSIONS AND REASONS FOR THE DECISION**

In conclusion, the proposed development complies with the relevant policies contained within the adopted local plan. The proposal is of an appropriate scale and design and is therefore recommended for approval.

## **RECOMMENDATION:**

**Approve subject to the following conditions:**

- 1. Commence development within 3 years**
- 2. Development in accordance with agreed drawings**
- 3. Materials as stated in the application**
- 4. Development in accordance with the Tree Protection Method Statement**
- 5. Screening materials to protect the Jodrell Bank Telescope**

