

Application No: 14/5719C

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

Proposal: Reserved matters application for approval of access, appearance, layout and scale following outline approval 14/3538C - Replacement covered riding arena

Applicant: Mr Simon King

Expiry Date: 23-Mar-2015

SUMMARY:

The principle of the proposed development has already been accepted. This reserved matters application would not have a harmful impact upon the character of the existing countryside and landscape and therefore accords with Local Plan Policies PS8, GR1, GR2, GR4, E5, RC5 and PG5 of the development plan as well as Policies PG5 and SD2 of the emerging Cheshire East Local Plan Strategy – Submission Version and advice within the NPPF. The proposed development is likely to have a minimal impact upon matters relating to highway safety, residential amenity or ecology and therefore the scheme is found to be acceptable.

RECOMMENDATION:

APPROVE

PROPOSAL:

Outline planning permission (with details of landscaping) was approved under planning ref; 14/3538C for the erection of a replacement covered riding arena at Somerford Park Farm. This application seeks approval of the outstanding reserved matters which include, access, layout, scale and appearance.

SITE DESCRIPTION:

This application relates to the 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.

RELEVANT HISTORY:

Somerford Park Farm has an extensive planning history; however, the most recent and relevant are:

14/4518C - Retrospective application for retention of a new stable building with ancillary groom's accommodation – Refused 18-Dec-2014 – Appeal in progress

14/3538C - Outline Application for a replacement covered riding arena – Approved 22-Oct-2014

14/1118C - Erection of a stable block comprising 20 no. stables with tack / feed / wash / store areas; bulk straw and chipping storage and a muck room – Approved 23-Apr-2014

12/2794C - Erection of veterinary building – Approved 12-Oct-2012

11/0561C - Erection of a Satellite Stable Block Comprising 20no. Stables with Tack / Feed / Wash / Store Areas; Bulk Straw and Chipping Storage and a Muck Room – Approved 28-Jul-2011

NATIONAL & LOCAL POLICY

National Policy:

The National Planning Policy Framework establishes a presumption in favour of sustainable development.

Of particular relevance are paragraphs 17 and 28.

Development Plan:

The Development Plan for this area is the adopted Congleton Borough Local Plan First Review (2005), which allocates the site within Open Countryside under Policy PS8.

The relevant Saved Policies are: -

PS8	Open Countryside
GR1	New Development
GR2	Design
GR5	Landscaping
GR6	Amenity and Health
GR9	Accessibility, servicing and provision of parking
RC5	Equestrian Facilities
NR1	Trees
E5	Employment Development in the Open Countryside

The relevant saved Local Plan policies are consistent with the NPPF and should be given full weight.

Cheshire East Local Plan Strategy – Submission Version (CELP)

The following are considered relevant material considerations as indications of the emerging strategy:

PG5 Open Countryside
SD 1 Sustainable Development in Cheshire East
SD 2 Sustainable Development Principles
SE 1 Design
SE 4 The Landscape
EG 1 Economic Prosperity

CONSULTATIONS:

Highways:

No objection

Environmental Protection:

No objection subject to an informative relating to contaminated land.

PARISH COUNCIL:

No comments received

REPRESENTATIONS:

None

APPRAISAL:

Principle of Development

The site is designated as being within the Open Countryside, where Local Plan Policy PS8 states that development involving facilities for outdoor sport, recreation are acceptable in principle provided that they preserve the openness of the countryside. The principle of the proposed development has already been established and accepted both by the existing riding arena and the grant of the outline consent. The key issues to consider relate to the details of access, layout, scale and appearance.

Access

The proposed development would make use of the existing access and parking arrangements at the site. It is not considered that the proposed development represents a significant change to access demand than that of the extant use and the parking provision is adequate to

accommodate associated additional vehicles. As a result, the Head of Strategic Infrastructure has offered no objection and on this basis, the access is considered to be acceptable.

Layout, Scale and Appearance

The proposed building would take the form of a large apex agricultural style portal framed building. It would be positioned towards the rear of the site towards the far perimeter. The building would reflect the style and appearance of the other equestrian buildings in terms of design and materials and would be well grouped with the existing development at the site. Owing to its location towards the rear of the site, the scale of the building would not be overly prominent from main vantage points and as such, it is considered that the proposed scale and appearance is acceptable in the position indicated on the layout plan. The proposal is acceptable in terms of its impact on the character and appearance of the site and area.

Amenity

The proposed riding arena would be in excess of 280 metres distance away from the nearest residential property. Further, the enclosure of the riding arena would provide an envelope for the proposed riding activities and would minimise the noise that an open riding arena would provide. The Council's Environmental Protection department has assessed the application and has offered no objection to the proposal. As such, it is not considered that there would be any adverse impacts on residential amenity.

Planning Balance

The principle of the proposed development has already been accepted. This reserved matters application would not have a harmful impact upon the character of the existing countryside and landscape and therefore accords with Local Plan Policies PS8, GR1, GR2, GR4, E5, RC5 and PG5 of the development plan as well as Policies PG5 and SD2 of the emerging Cheshire East Local Plan Strategy – Submission Version and advice within the NPPF. The proposed development is likely to have a minimal impact upon matters relating to highway safety, residential amenity or ecology and therefore the scheme is found to be acceptable. It is considered that any social, economic and environmental components derived from this proposal are acceptable and comprise sustainable development. The scheme is recommended accordingly.

RECOMMENDATION:

Approve subject to the following conditions:

1. Accordance with plans

* * * * *

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager, in consultation with the Chair (or in his absence the Vice Chair) of Southern

Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

Should this application be the subject of an appeal, authority be delegated to the Planning and Enforcement Manager in consultation with the Chairman of the Southern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

