

**4/01872/15/FUL - CONSTRUCTION OF STABLE BLOCK FOR EQUESTRIAN USE  
COMPRISING 4 STABLES, TACK ROOM AND HAY STORE.  
RED HOUSE FARM, POTASH LANE, LONG MARSTON, TRING, HP23 4QY.  
APPLICANT: Mr Warner.**

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[Case Officer - Myles Joyce]

## **Summary**

The application is recommended for approval. It can be viewed both as a stand alone application to erect stables in Red House Farm but can also be viewed as a continuation of an earlier scheme which has been granted permission to demolish and replace a barn and stabling with a barn-like dwelling away to the south-east of the site.

The proposed development is of a scale, footprint and bulk typical of a stable block and as such is considered to preserve the character of the Rural Area and maintain the Countryside in line with Policy CS7 of the Core Strategy. Its use would also accord with saved Local Plan Policy 109 which encourages farm diversification. It is well screened from the neighbouring properties and would form part of the extended farm land to the rear of the farmhouse curtilage. The equestrian facilities will be located close to Red House Farm just outside the current paddock and would not reduce openness nor be out of place in terms of scale and design, in effect being a replacement of the barns currently in existence away to the south-east of the site. The proposed stables will be surrounded by grazing land which is considered to be more than sufficient for the number of stable unit and as such overall is considered to accord with Saved Local Plan Policy 81. Accordingly, planning permission subject to conditions is recommended.

## **Site Description**

This is quite a remote site in the Rural Area beyond Long Marston. The site relates to the land immediately to the south of the farmhouse which is currently open fields, and a development complex subject to separate planning permissions comprising a barn, two runs of stables and a manege grouped around a large concreted courtyard. There is also a well-established vegetable garden abutting the far boundary to the yard which has been cultivated for many years by the owners who currently reside at Red House Farm itself.

This outbuilding complex is accessed at the end of Potash Lane where it becomes a public Right of Way. The subject site would be to the rear of the Red House Farm dwelling. The site is relatively open but heavily screened around its boundaries

## **Proposal**

It is proposed to erect a small complex of stables roughly in an L-shape, immediately to the rear of the curtilage of Red House Farm. When viewed from the SW-NE they would have a width of c15m and from the SE-NW 10.5m. The footprint is c 84 sq.m. The stables will be single storey with a maximum ridge height of 3.5m and will part enclose a concrete yard. The stables will have stained timber walls and onduline corrugated roofing. The area will be enclosed by timber posts and rail.

## **Referral to Committee**

The application is referred to the Development Control Committee due to the contrary views of Tring Parish Council.

## **Planning History**

4/ 00144/15/FUL Removal of large barn and stabling and their replacement with a single storey barn-like four bedroom dwelling unit and repositioning one-third of the manege further into the field. Granted with conditions 18.3.15

## **Policies**

### National Policy Guidance

National Planning Policy Framework (NPPF)

### Adopted Core Strategy

CS7 - Rural Area

CS12 - Quality of Site Design

CS25 -Landscape Character

### Saved Policies of the Dacorum Borough Local Plan

Policy 79 Footpath Network

Policy 81 Equestrian Activities

Policy 109 Farm Diversification

Policy 118 Important Archaeological Remains

### Supplementary Planning Guidance / Documents

Landscape Character Assessment (May 2004)

## **Summary of Representations**

### Tring Town/Parish Council

Tring Rural Parish Council object to this application on the basis of the effect on the area, in particular how the building relates to its surroundings. The council felt the stable would stand out on its own in the field and may impact neighbouring properties.

### HCC Historic Environment Advisor

Concerns that land contained ancient furrows. Would require a condition to map these out and ensure no further encroachment onto field.

### Contaminated Land Officer

The site has a potentially contaminative use (barn, stables etc.) The site is also located within the vicinity of potentially contaminative former land uses (former sewage farm). Consequently there may be land contamination issues associated with this site. I recommend that the contamination condition be applied to this development should

permission be granted. For advice on how to comply with this condition, the applicant should be directed to the Councils website ([www.dacorum.gov.uk/default.aspx?page=2247](http://www.dacorum.gov.uk/default.aspx?page=2247))

### Response to Neighbour Notification / Site Notice / Newspaper Advertisement

None

### **Considerations**

#### Policy and Principle- The Rural Area

Policy CS7 states that within the Rural Area, acceptable uses are agriculture; forestry; mineral extraction; countryside recreation uses; social, community and leisure uses; essential utility services; and uses associated with a farm diversification project, which can be demonstrated to be necessary for the continuing viability of the farm business and consistent with the principles of sustainable development. Small-scale development will be permitted for the above uses, limited extensions to existing buildings; the appropriate reuse of substantial buildings and the redevelopment of previously developed sites provided that it has no significant impact on the character and appearance of the countryside and it supports the rural economy and maintenance of the wider countryside. The proposed development is considered to be of a modest scale, in terms of footprint and scale a typical stable block and as such is considered to preserve the character of the Rural Area and maintain the Countryside. It is well screened from the neighbouring properties and would form part of the extended farm land to the rear of the farmhouse curtilage.

Saved Policy 81 states that small scale facilities will normally be permitted in the Green Belt and Rural Area, provided they meet the following criteria:

- (a) equestrian facilities should be well located in relation to existing and proposed rights of way for equestrians;
- (b) equestrian facilities should be carefully integrated into the rural landscape by siting adjacent to existing buildings or features such as trees, woodlands or hedgerows; (yes)
- (c) any new buildings should be compatible in scale and design with the countryside setting and ancillary to the overall equestrian use;
- (d) the scale of activity should respect the countryside setting and quality of the surrounding area;
- (e) opportunities to extend or add links to the bridleway network and improve riders' safety should be taken;
- (f) careful attention should be paid to the design, maintenance and management of jumps and other equipment (including the desirability of removing these items when they are not in use); and
- (g) availability of sufficient grazing in relation to the number of loose boxes and stable units.

The equestrian facilities will be located close to Red House Farm just outside the current paddock, the farmhouse is well screened by mature vegetation and trees and the site would not reduce openness nor be out of place in terms of scale and design, in effect being a replacement of the barns currently in existence away to the south-east of the site. The site is easily accessible from existing bridleways and road access.

The proposed stables will be surrounded by grazing land which is considered to be more than sufficient for the number of stable units.

Saved Policy 109 Farm Diversification states that proposals for farm diversification will be encouraged. Whilst preference is given to the re-use of existing buildings, the proposals are consistent in scale and design with the rural location, and as such accords with Rural Area policies. As a new building it is considered that it does not harm, indeed is consistent with the rural character and landscape in terms of siting, design and appearance and relates well to the related buildings on site away to the south-east. The stable blocks will also assist in the diversification of the farm activities. The materials are considered acceptable and the lack of landscaping given the Rural location and proposed use as stables is acceptable. However in the absence of any elevational plans with regard to the enclosure of the land by timber post and rail fencing details will be required by condition to be agreed prior to the commencement of works on site.

The land immediately to the north is covered by an Article 4 direction but aside from potential impact on the adjoining properties which is considered later in this report the proposed development is considered not to have an adverse impact on the land under this Direction.

## **Other Material Considerations**

### Impact on Street Scene

The proposed stables are set to the rear of the Red House Farm curtilage and therefore would have no impact on the streetscene.

### Impact on Trees and Landscaping

There is no anticipated impact on trees by the proposed development. Landscape issues are discussed above in relation to Policy SP7.

### Impact on Highway Safety

The modest nature of the development suggests that any impact on highway safety with regard to generation of increased traffic will be negligible.

### Impact on Neighbours

The rear boundary of the Red House Farm Curtilage is heavily screened and consequently it is considered that the impact on neighbours will be negligible.

### Sustainability

No details are provided but it is considered that this can be resolved through imposition of a planning condition requiring details for approval prior to development taking place.

### Other Material Planning Considerations

The footpath Network is not affected and the proposal is neutral with regard to Saved

Policy 79 of the Local Plan 2004.

## **Conclusions**

The proposed development is considered to be of a modest scale, in terms of footprint and scale a typical stable block and as such is considered to preserve the character of the Rural Area and maintain the Countryside in line with Policy CS7 of the Core Strategy. It is well screened from the neighbouring properties and would form part of the extended farm land to the rear of the farmhouse curtilage. The equestrian facilities will be located close to Red House Farm just outside the current paddock and would not reduce openness nor be out of place in terms of scale and design, in effect being a replacement of the barns currently in existence away to the south-east of the site. The proposed stables will be surrounded by grazing land which is considered to be more than sufficient for the number of stable unit and as such is considered to accord with Saved Local Plan Policy 81.

Saved Policy 109 Farm Diversification states that proposals for farm diversification will be encouraged. Whilst preference is given to the re-use of existing buildings, the proposals are consistent in scale and design with the rural location, and as such accords with Rural Area policies and is not considered to have an adverse impact on the land under this Direction.

RECOMMENDATION – That planning permission be **GRANTED** for the reasons referred to above and subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 No development shall take place until details of the materials to be used in the construction of the external surfaces of the stables and that of the proposed hard surfacing of the development hereby permitted shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: To ensure a satisfactory appearance to the development.

- 3 No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority. These details shall include:**

- means of enclosure;
- proposed finished levels or contours;
- means of access and access from the stables
- minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc);

- proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc);
- retained historic landscape features and proposals for restoration, where relevant.

The approved landscape works shall be carried out prior to the first occupation of the development hereby permitted.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

4

**Condition A**

No demolition/development shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To ensure that reasonable facilities are made available to record archaeological evidence in compliance with Core Strategy policy CS27.

5

**Condition B**

1) Any demolition/development shall take place in accordance with the Written Scheme of Investigation approved under condition (A).

2) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To ensure that reasonable facilities are made available to record archaeological evidence in compliance with Core Strategy policy CS27.

6

Unless otherwise agreed in writing by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until Conditions (a) to (d) below have been complied with. If unexpected contamination

is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until Condition (d) has been complied with in relation to that contamination.

**(a) Site Characterisation**

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;**
- (ii) an assessment of the potential risks to:**
  - human health,
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - adjoining land,
  - groundwaters and surface waters,
  - ecological systems,
  - archeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).**

**This must be conducted in accordance with DEFRA and the Environment Agency's *'Model Procedures for the Management of Land Contamination, CLR 11'*.**

**(b) Submission of Remediation Scheme**

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

**(c) Implementation of Approved Remediation Scheme**

**The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.**

**Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.**

**(d) Reporting of Unexpected Contamination**

**In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition (a) above, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition (b), which is subject to the approval in writing of the Local Planning Authority.**

**Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Condition (c).**

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 11 of the adopted Dacorum Borough Local Plan 1991 - 2011.

INFORMATIVE:

The applicant is advised that a guidance document relating to land contamination is available in the Council's website:

<http://www.dacorum.gov.uk/default.aspx?page=2247>

- 7 Notwithstanding any details submitted as part of the planning application, prior to the commencement of the development hereby permitted, plans and details showing how the development will provide for renewable energy and conservation measures, and sustainable drainage and water conservation shall be submitted to and approved in writing by the local planning authority. The approved measures shall be**



**provided before any part of the development is first brought into use and they shall thereafter be permanently retained.**

Reason: To ensure the sustainable development of the site in accordance with the aims of Policy 1 of the Dacorum Borough Local Plan 1991 - 2011 and adopted Supplementary Planning Guidance.

- 8 Details of any floodlighting shall be submitted to and approved in writing by the local planning authority before the use hereby permitted commences. Development shall be carried out in accordance with the approved details.**

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

- 9 The development hereby permitted shall be carried out in accordance with the following approved plans:**

**2094.51**

**2094.52**

**2094.53**

Reason: For the avoidance of doubt and in the interests of proper planning.