

Equus Equestrian Centre Horton Country Park Horton Lane Epsom KT19 8PT

Erection of a detached building to accommodate a horse walker and provide storage for agricultural related equipment.

Ward:	Stamford
Contact Officer:	John Robinson

1 Plans and Representations

- 1.1 The Council now holds this information electronically. Please click on the following link to access the plans and representations relating to this application via the Council's website, which is provided by way of background information to the report. Please note that the link is current at the time of publication, and will not be updated.

Link:<http://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=O96HRUGYLJ900>

2 Summary

- 2.1 The Equus Equestrian Centre (the application site) is situated in Horton Country Park and is accessed from Horton Lane. The application seeks permission for the erection of a detached building to accommodate a horse walker and provide storage for agricultural related equipment.
- 2.2 This application has been referred to committee as the Council is the freeholder of the site.
- 2.3 The application is recommended for APPROVAL.

3 Site description

- 3.1 The Equus Equestrian Centre is situated in Horton Country Park and is accessed from Horton Lane. It provides riding lessons for children and beginners, Horton Country Park rides, children's walk-outs, classical riding lessons, private and semi-private lessons, as well as polo (junior and senior) and show jumping. Full and part time livery facilities are also provided.
- 3.2 The Centre has a substantial indoor riding school building, barns, 60 stables and a long single storey building providing grooms' residential accommodation.
- 3.3 The site falls within the Green Belt.

4 Proposal

- 4.1 The application seeks permission for the erection of a detached building to accommodate a horse walker and provide storage for agricultural related equipment.
- 4.2 The building would be sited west of the existing riding school barn and to the north of existing storage sheds. The access drive which runs along the western boundary, would be maintained.
- 4.3 The 293 sqm building would have a length of 23.05m and a width of 12.7m. The ridge of the roof would be 4.35m high, with an eaves height of 3m. The walls would be made with concrete wall panelling up to 2.4m with tanalised timber cladding above. The building has a pitched roof to be covered with Marley Eternit roofing material.
- 4.4 The application proposes the provision of 11 car parking spaces located between the riding school building and the proposed building.

5 Comments from third parties

- 5.1 Site notice displayed, and the occupiers of 4 neighbouring properties notified via letter. To date (05.09.2016) no letters of objection have been received

6 Consultations

- 6.1 Highways Officer: No objections.

7 Relevant planning history

Application number	Decision date	Application detail	Decision
06/00736/FUL	15.12.2006	Proposed Hay Barn (Retrospective application)	GRANTED
13/01236/FUL	25.03.2014	Erection of a detached stable block to accommodate 6 horses.	GRANTED

8 Planning Policy

Core Strategy 2007

Policy CS1	Sustainable Development
Policy CS2	Green Belt
Policy CS5	Built environment

Development Management Policies Document 2015

Policy DM9	Townscape character and local distinctiveness
Policy DM10	Design requirements for new developments
Policy DM26	Equestrian Related Development/Employment Uses

NPPF

Green Belt: Paragraph 79

9 Planning considerations

Principle of Development

- 9.1 Paragraph 89 of the National Planning Policy Framework (NPPF) states that the construction of new buildings is inappropriate in the Green Belt. Exceptions to this are the provision of appropriate facilities for outdoor sport and recreation, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.
- 9.2 The proposal would therefore comply with the objectives of the aforementioned government advice.

Visual Impact

- 9.3 Policy DM26 of the Development Management Policies Document 2015, states that equestrian related development in the Green Belt will be supported where 'new buildings ...are well related to existing buildings and are small in scale'... and where the 'overall size, siting and scale of development including any cumulative impact should not be harmful to the character and openness of the Green Belt.'
- 9.4 It is considered that the location of the proposed building would ensure that there would be no harmful impact on the openness of the Green Belt. The building would be sited in an area that forms part of the existing equestrian centre activities, away from the Country Park and green fields. The northern part of the building would not project further east than the rear most part of the riding school building. It would also have the existing hay barn to its north.
- 9.5 The building would be contained within the 'built' area already in use as part of the equestrian centre and would not encroach further into the Green Belt than the existing built form. The scale and location of the horse walking building would be well related to the existing stables and subordinate to the riding school building.
- 9.6 The "formalisation" of the on-site parking arrangements would not harm the openness of the Green Belt.

Neighbour Amenity

- 9.7 The proposal is not considered to result in any adverse impacts on the amenities of the adjoining properties through loss of light, outlook, overlooking, or noise and disturbance. It would therefore comply with Development Management Policy DM10.

Community Infrastructure Levy

9.8 The scheme is not CIL liable

10 Conclusion

10.1 The proposal meets the relevant policies of the NPPF and local policy and would be a suitable development within the Green Belt in this location. Planning permission is therefore recommended for this proposal.

11 Recommendation

11.1 Planning permission is granted, subject to the following conditions:

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 Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2005

(2) The development hereby permitted shall be constructed entirely of the materials as detailed on the schedule of materials on the planning application form.

Reason: To secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with Policy CS5 of the Core Strategy 2007 and Policies DM9 and DM10 of the Development Management Policies Document 2015

(3) The development hereby permitted shall be carried out in accordance with the following approved drawings:

HCP P16 04 SITE LAYOUT; HCP P16 05 PLANS; HCP P16 06 ELEVATIONS Sheet 1; HCP P16 07 ELEVATIONS Sheet 2; HCP P16 03 CONTEXT PLAN

Reason: For the avoidance of doubt and in the interests of proper planning as required by Policy CS5 of the Core Strategy 2007.

Informatives:

(1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.

- (2) If you need any advice regarding Building Regulations, please do not hesitate to contact Epsom & Ewell Borough Council Building Control on 01372 732000 or contactus@epsom-ewell.gov.uk.**