
Report of the Chief Planning Officer

PLANS PANEL SOUTH & WEST

Date: 15th August 2013

Subject: APPLICATION 13/01931/FU- Change of use of barn to dwelling, extension to existing dwelling, restoration of and extension to former dwelling, erection of additional dwelling, and erection of livery stable block and ménage at Ling Bob Farm, Scotland Lane, Horsforth

APPLICATION 13/01932/LI - Listed Building Application for change of use of barn to dwelling, extension to existing dwelling and restoration of and extension to former dwelling at Ling Bob Farm, Scotland Lane, Horsforth

APPLICANT
Ling Bob Ltd.

DATE VALID
21.06.2013

TARGET DATE
16.08.2013

Electoral Wards Affected:

Horsforth

☐ Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity ☐

Community Cohesion ☐

Narrowing the Gap ☐

RECOMMENDATION:

- 1. GRANT PLANNING PERMISSION and LISTED BUILDING CONSENT subject to conditions listed below.**

List of planning conditions 13/01931/FU:

1. Commencement of development within 3 years.
2. Approval of plans
3. The works shall be carried out in accordance with a phasing plan to be approved. The new-build dwelling shall not be occupied until all works to the listed buildings have been completed.
4. Samples of walling and roofing and windows frame materials to be approved.
5. Matching materials and making good of walls and roof to match existing

6. Sample of surfacing materials to be approved.
7. Development not to be occupied until all car parking, hardstanding and access roads completed
8. Access road to be constructed first. All construction traffic for dwellings and stables to access the site via Beech House track and new access road route only.
9. Landscaping scheme to be submitted and approved including implementation programme and maintenance.
10. Tree protection measures prior to commencement
11. Tree replacement conditions
12. Removal of PD rights for Dwellings and for agricultural and horticultural buildings and structures.
13. Drainage scheme and surface water strategy to be submitted and approved
14. Prior to commencement of development site investigation works to check for shallow mines to be undertaken and approved. Remedial works to be carried out where required.
15. No development, demolition or site clearance shall take place until a Detailed Great Crested Newt Mitigation and Monitoring Strategy (including all the recommendations in Section 6.1 of Ecology Survey report by Whitcher Wildlife Ltd. Ref. 1212181 dated 13th June 2013 and comments dated 19th June 2013 by the LCC Senior Nature Conservation Officer) has been submitted to and agreed by the LPA, and a copy of the Natural England licence issued in respect of Great Crested Newts has been submitted to the LPA.
16. Bat mitigation details to be approved prior to the commencement of development
17. No site clearance, demolition or removal of any trees, shrubs or other vegetation shall be carried out during the period 1 February to 31 August inclusive unless otherwise agreed in writing with the LPA.
18. Prior to the commencement of development a method statement for the control and eradication of Himalayan balsam shall be submitted to and approved in writing by the LPA.
19. 3.7m wide mowed grass route identified on the approved plan to be open to the public and maintained for the lifetime of the development.
20. No development shall commence until a 5m buffer from the banks of all watercourses on or adjacent to the site has been protected in accordance with the approved details, or in the absence of such details with a barrier meeting the specification in section 6.2.2 of BS5837: 2012. The protective fencing shall be retained during the course of all site works and no vegetation or soils shall be disturbed and no equipment, machinery or any other materials shall be stored or fires burnt within the buffer zone.
21. forward sight lines shown on plan 101202-08 REV F to be retained and maintained to no greater than 1m in height for lifetime of development
22. Stables and riding arena to be operated as a managed private members livery only and no commercial equestrian events such as competitions to be held.
23. Maximum of 14 stables only
24. Visibility splays at 2.4m x 120m at the entrance to the residential development
25. Construction management plan to be approved prior to commencement of development
26. Land contamination conditions

In reaching a decision the case officer dealing with the application has worked with the applicant/agent in a positive way to produce an acceptable scheme in accordance with paragraphs 186 and 187 of the National Planning Policy framework.

Listed Building Consent Conditions:

1. Commencement of development within 3 years.

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| <ol style="list-style-type: none">2. Approval of plans3. Samples of walling and roofing and windows frame materials to be approved.4. Matching materials and making good of walls and roof to match existing5. Sample of surfacing materials to be approved. |
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1.0 INTRODUCTION:

- 1.1 This application is presented to Plans Panel at the request of Ward Councillors Townsley, Cleasby and Collins.
- 1.2 Some Members may recall a similar development for 5 houses and a stable block for 10 horses which Plans Panel West approved in 2008. The 2008 permission has now expired. The current application is for 4 houses and a stable block for 14 horses. Members will be shown the plans from the 2008 planning permission to compare against the current scheme.
- 1.3 Members may be aware that that the Ling Bob Farm farmhouse and barns are grade II listed and are currently on the Council's 'Buildings at Risk' register and both are category B(A) for priority action and described as in a 'very bad' condition.

2.0 PROPOSAL:

- 2.1 The proposal involves the creation of 4 dwellings including the existing farmhouse which will be altered and extended. An abandoned former dwelling is restored, a barn is converted to a single and a new build two storey dwelling will also be constructed. The properties will be arranged around a courtyard. Any new build and any making good of existing walls and roof will be in natural stone and slate to match the existing.
- 2.3 Access to the dwellings will be provided by a new access route formed from the end of the drive serving Beech House (the initial length of drive will be shared with Beech House) and progressing around the south and east of the Beech House gardens. It is proposed to provide a pedestrian footpath in the field adjoining the existing access road that serves Beech House to separate vehicles from pedestrians. The proposed stables will be served from the existing access located to the north of Beech House.
- 2.4 The stable building would be a single storey livery with 14 stables created. A ménage is also proposed to the north of the stable building. This building would be arranged around a courtyard layout and would be clad in timber with pitched roof forms.

3.0 SITE AND SURROUNDINGS:

- 3.1 The site is located within the Green Belt off Scotland Lane. Ling Bob Farm and its associated buildings form an attractive but dilapidated ground of Grade II listed. Beech House which is the large detached villa located between Ling Bob Farm and Scotland Lane is also grade II listed. Ling Bob Farm is located approximately 320 metres to the east of Scotland Lane, Horsforth to the 'rear' of Beech House. The existing access to the farmstead is via an access to the north of the Beech House drive and this access will be retained for the use of the livery stables.

- 3.2 There is a pond located within the grounds of Beech House which has been identified as having Great Crested Newts in it. The trees within the grounds of Beech house are protected by a Tree Preservation Order.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 06/05610/FU & 06/05611/LI: Laying out of access road, extension to farmhouse, change of use of barns including alterations and extensions to form 3 dwellings, erection of new dwelling in place of outbuilding, garage blocks and erection of stable block and menage area. This application was approved in 2008. The permission has now expired. One of the main reasons why the permission was not implemented at the time related to the requirement to safely protect the Great Crested Newts from the development.

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 The applicant had pre-application meetings with officers to address the issues around the creation of a new access in the green belt and the need for sensitive restoration of the listed buildings including the design and siting of the new build elements. The impact of the proposed development on the existing rights of way and claimed rights of way was discussed.
- 5.2 The applicant consulted the ward Members prior to the submission of the application. Councillors Townsley and Collins have also met with the applicant since the application was submitted to discuss the matters raised above.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 The application has been publicised by means of site notices. There have been 85 representations received. There have been 42 objections and 38 letters of support. 5 letters making representations have also been received. The following main issues have been raised.

- Highway safety, pedestrian safety, equestrian safety from the use of the access roads for the development
- Farm track not suitable for horse boxes or any additional traffic
- Impact on neighbouring equestrian businesses in relation to noise and disturbance and harm to health of horses from the siting of the stables and ménage location
- Conflict with Rights of way. Disputes over claimed rights of way
- Horsforth Town Council considers the solution for the farm to be good with access that won't disturb neighbours. There is less clarity however regarding access to the new stables which will require neighbours concerns addressed
- Horsforth Civic Society (HCS) support the reduced number of dwellings than the 2008 permission. HCS acknowledges the need to build the stables to help pay for the restoration of the barns.
- Concerns over the lack of car parking for the stables
- HCS supports the new access to the dwellings as it avoids the Great Crested Newts.
- Support for the restoration of the listed buildings
- Visibility on to Scotland Lane is poor from the access

- Over development of rural site
- Adverse effect on wildlife
- Trees on the neighbouring land would be harmed to create the access
- Defra regulations require all livestock should be separated from public access.
- Concerns over rural security
- The proposed development includes the creation of new buildings on what is a green belt site; this can only be detrimental to the area.
- The proposal would harm the open character of the area and is contrary to NPPF
- There are enough problems with the numbers of stables on site already without adding further stables
- The new stables should be served off the new access road for highway safety
- Too much development in the area already for the roads to cope with.
- The new dwellings would come under the Leeds and Bradford Contour flight regulations which restricts new builds under the flight path.
- There should be access for horses retained between Brownberries and Scotland Lane.
- The development would affect recreation land
- The ramblers association request that the footpath should be segregated from the vehicular access route. Until this is provided they object to the application.
- This development will not only improve the local landscape, it will potentially provide a number of family homes, creating the opportunity to live in a very pleasant semi-rural environment and at the same time utilise and maintain the surrounding land for healthy recreational purposes.

6.2 Councillor Cleasby objects to the application:

"The proposals are a substantial development within the Green Belt and would be detrimental to the open aspects of this area of countryside. The proposal to increase the number of dwellings is contrary to both National and Council Policy regarding residential development in Green Belt. I have concerns that the proposed roadway/shared footpath configuration is not desirable on safety grounds. I object to the unnecessary and extensive use of Green Belt to provide access roadways. Scotland Lane is an already over used commuter route, being also used by articulated lorries and Airport traffic. Any increase should be avoided on safety grounds, Ward Members had to have the Lane traffic calmed and made 30mph, to reduce accidents. I also have concerns over the use of horse boxes on this lane, the proposals will exacerbate this"

7.0 CONSULTATION RESPONSES:

- 7.1 Highways – no objections subject to conditions to control the stables use and the construction activities and to ensure footpaths are provided parallel to the residential access routes.
- 7.2 Mains Drainage – no objections subject to conditions for surface water drainage.
- 7.3 Environmental Health – No objections
- 7.4 Health and Safety Executive: No objections
- 7.5 Rights of Way Team: Horsforth Public Footpath No. 12 runs along the access track from Scotland Lane to the entrance to Beech House. It then heads north then east

and south east along the access track to the stables. It has a recorded width of 3.7 metres. The section from the entrance to Beech House heading north has had a claim for a bridleway based on user evidence made on it.

- 7.6 Horsforth Public Footpath No. 14 runs along the access track from the Beech House entrance south to Brownberrie Drive. It has a recorded width of 3.7 metres. A claim for a bridleway based on user evidence has also been made on this footpath. Horsforth Public Footpath No. 13 runs alongside the new access road to the housing, then continues east for a short distance before heading north along the eastern boundary of the site. It has a recorded width of 0.9 metres. A claim for a bridleway based on users evidence has also been made from Horsforth Footpath No. 12 to Scotland Lane along the access track to the stables.
- 7.7 The rights of way proposed diversion plan incorrectly shows a claimed footpath, the claim is for a bridleway. This Definitive Map Modification Order Application for a bridleway will be investigated in due course. The line of Horsforth Public Footpath No. 13 is also incorrectly shown on this map as the Definitive Map shows it on the north side of the stream.
- 7.8 The proposed diversion of Horsforth Public Footpath No. 12 is acceptable to the Public Rights of Way Section and would take pedestrians off the access track and stable area. The developer would be required to provide a new footpath route to a standard acceptable to the Public Rights of Way Section.
- 7.9 The section of Horsforth Public Footpath No. 12 off Scotland Lane already runs along the centre of the track and not through the side gate. Therefore, a diversion in this area is not required as shown on proposed diversion map.
- 7.10 Horsforth Public Footpath No. 13 would require diverting to the southern side of the stream as it is understood that culvert works will be required at the southern end as well as bank works. It would also enable the access road to be crossed at a more visible point. If the public footpath is to run between the stream and the access road a 3 metre width would be more acceptable than the 2 metres shown on the plan. Details of works to the bank would need to be provided to ensure that a footpath in this location would not collapse into the stream. Public consultation to any diversion may find that the public and user groups would prefer the footpath to be diverted to the south side of the road. An application to divert the paths would need to be made and would be subject to public consultation. The replacement of any existing stiles of the footpath with pedestrian gates would be welcome and approval will only be given for gates on the proposed diversions if any structures are required.
- 7.11 The Public Rights of Way Section understands that as part of the development drainage works would be undertaken and this is welcome as some sections of Horsforth Public footpath No. 13 can become waterlogged.
- 7.12 Temporary footpath closures may be required to ensure public safety during the development of the site. To ensure public access if available between Cookridge and Horsforth, Horsforth Public Footpath No. 12 (access to the stables) should not be closed at the same time as Horsforth Public Footpath No. 13 (access to the houses). This will ensure that an alternative route is always available.
- 7.13 Coal Authority: The Coal Authority concurs with the recommendations of the Coal Mining Risk Assessment Report submitted by the applicants; that coal mining legacy potentially poses a risk to the proposed development and that intrusive site

investigation works should be undertaken prior to development in order to establish the exact situation regarding coal mining legacy issues on the site.

- 7.14 Land Contamination Unit: No objection subject to standard conditions.
- 7.15 Leeds Civic Trust: The new proposal to restore the listed buildings is particularly welcomed. The removal of the single storey extension to the barn and its replacement by a new dwelling set further back is also supported as 'enabling development' in the context of a Green Belt location. The new dwelling also contributes to the creation of a 'courtyard' arrangement for the whole scheme. The proposed access to the group of four dwellings via a shared driveway to Beech House, separate from the access to the proposed stable block, is also supported in principle. Reference is made to a king post roof truss in the listing description of the barn and its proposed retention as a feature in a double height space in the proposed conversion is welcomed. There are also significant roof trusses visible in the former farmhouse (with large coursed stone blocks to its main facade) which should also be made a feature of in any restoration. Overall, the application is supported.
- 7.16 Natural England: No objections to the development
- 7.17 Environment Agency: No objections.

8.0 PLANNING POLICIES:

- 8.1 As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004 this application has to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 8.2 The most relevant Policies in the adopted Leeds Unitary Development Plan are outlined below.
- SP3 – new development within or adjoining main urban areas
 - GP5 - development control considerations
 - H4 – residential development of non allocated sites
 - N12, N13 – urban design
 - N14- N17 – listed buildings
 - N24 – assimilation into landscape abutting green belt
 - N33, GB3, GB4 and GB13 – green belt
 - N37A – all new development and change of use in the countryside
 - N49, N51 – protection and enhancement of wildlife
 - BD5 – building design amenity considerations
 - LD1 – landscape design
 - T2, T24 – access and parking requirements

Neighbourhoods for Living SPG.

8.3 National Planning Policy Guidance:

The National Planning Policy Framework came into effect on 27th March 2012, and replaces the advice provided in Planning Policy Guidance Notes and Statements. The aim of this document is to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth. Local planning authorities are expected to "plan positively" and that there should be a presumption in favour of sustainable development:

“At the heart of the planning system is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking” (para 14).

8.4 The Government’s pursuit of sustainable development involves seeking a wide variety of positive improvements including:

1. making it easier for jobs to be created in cities, towns and villages
2. replacing poor design with better design
3. improving the conditions in which people live, work, travel and take leisure

Emerging Core Strategy

The Draft Core Strategy has been submitted for examination by an Inspector. The Draft Core Strategy has passed its first requirement with regards the legal test on the Duty to Cooperate. As the draft Core Strategy is submitted for examination some limited weight can be afforded to it.

9.0 MAIN ISSUES:

9.1 The following main issues have been identified:

- (1) Impact on the listed buildings and their settings
- (2) Impact on the green belt
- (3) Highway implications and effect on public rights of way
- (4) Landscape and nature issues
- (5) Impact on neighbours

10.0 APPRAISAL:

10.1 Impact on the listed buildings and their settings

10.2 The main benefit arising from these applications is the reuse of the buildings in a sensitive way and giving them a use which will guarantee their future. This is clearly in line with both central government and local policy in the adopted UDP notwithstanding their location in the Green belt on the edge of Horsforth. Whilst the location is not the most sustainable the listed buildings exist and are important in the locality. The policy context would support their reuse. Broadly all interested parties support the re-use of the listed buildings. Members may recall the 2008 approved scheme which was for 5 dwellings and a garage unit. This current application has reduced the number of dwellings relative to the 2008 approved scheme and has reviewed the design detailing of the proposed dwellings and has improved their appearance with the use of more sympathetic detailing to the elevations and the roofs. The details of the conversions and new build have now been looked at in detail to ensure that existing openings are reused wherever possible, new openings minimized and existing features retained and enhanced where possible. It is considered that the detail is acceptable and will result in a good group of 4 main buildings around a courtyard with the garaging in a subservient relationship but still contributing to the group and giving a sense of enclosure. The extension to the existing farmhouse is now narrower and the detail more sympathetic to the existing house making it a subservient element. The courtyard will be cobbled. Details of materials and windows, doors, guttering,

rainwater goods and rooflights and boundary walling will need to be conditioned given the sensitivity of the project. The details of the works to the listed buildings are considered fully acceptable and will result in a substantial improvement to their setting – particularly in relation to the arched barn.

10.3 Impact on the green belt

10.4 The new build dwelling and the creation of the new section of access road represent inappropriate development in the green belt. The need to construct a new section of access road is one of the main issues in the determination of this application. The applicant has reviewed alternative options for accessing the listed Ling Bob Farm. Members may recall that this issue was debated at length during the 2008 approved scheme. The alternatives reviewed including building a new access road parallel to Beech House's access drive, as per the 2008 approved scheme. This option was discounted as the applicant was willing to share the drive to Beech House and this would result in less new roadway having to be created in the green belt. The second option explored was using the existing access to Beech House and then creating the new road through the front garden of Beech House. This was discounted because of the impact this would have on the setting of the listed building, the impact on the pond with the Great Crested Newts and the loss of TPO trees. The proposed new section of road to create the access will have some impact on openness, however it is noted that the 2008 approved scheme would have required 440metres of access road. By utilising the existing Beech House access and adapting the footpath significantly less openness countryside is required for the extra short section of new road though the field to the south of Beech House. The current access proposals to the residential element of the scheme are considered the least harmful to the openness of the green belt and although resulting in an increase in vehicular activity should not result in any significant harm to highway safety. However it is considered in this case that there are very special circumstances which justify the access.

10.5 The new build house is justified in terms of the improvement to the setting of the arched barn and its siting and design has been carefully negotiated to ensure it compliments the group of building and is no higher than the arched barn. Members have previously supported this approach in the previous 2008 application. The new build dwelling is well contained visually given the setting of the site and adjoining trees and buildings and will not have a detrimental impact on openness or the wider landscape.

10.6 The proposed stables and ménage are considered essential facilities for outdoor sport and recreation and therefore are not inappropriate development in the green belt. Although the current proposed stables occupy a slightly larger footprint the design, siting and appearance of the ménage and stables has been carefully considered and amended to ensure that its impact on the openness of the green belt is minimised. In addition the appearance and materials of the stables is considered acceptable in relation to its effect upon the setting of the neighbouring listed buildings.

10.7 Highway implications and Public rights of way

10.8 Highway officers have advised on the entire access from Scotland Lane and the layout has been amended in the light of their advice to ensure the access can work in terms of maneuvering and passing of vehicles including delivery vehicles. The access to the residential element does interact with existing rights of way more than the 2008 approved scheme did the current proposal uses the existing track serving Beech House rather than building a large section of new road way in the green belt. However, the current proposals include creating a 3.7 metre wide footpath in the

fields adjoining the residential access way to provide an alternative footpath route for pedestrians. This new footpath will not replace the existing right of way. Rather it will compliment it as a safe and convenient alternative. This footpath will be retained and maintained for the lifetime of the development by condition. The detailed response of highway and public rights of way officers to the latest plans is that they have no objections to the proposals. Whilst the concerns of local residents about traffic on Scotland Lane is acknowledged Highways do not object to the level of development being proposed on this site – namely 4 dwellings (to be accessed via the Beech House track and then the new section of road around the south of Beech House) and the stables (to be accessed along the existing track further up Scotland Lane). The new section of access road is shown as simple 3.7metre wide track and the specification will need to be agreed in detail to ensure that it is robust, long lasting as well as visually acceptable. The proposed access arrangement to the residential element of the application complies with the adopted Street Design Guide SPD. Although vehicular activity will increase along the access road and the rights of way will be shared with vehicles the proposals are considered acceptable in relation to highway safety considerations.

- 10.9 The access arrangement for the proposed stable building has also created significant representations. The main concern relates to the impact that the new stables will have on the neighbouring equestrian business in relation to noise, disturbance, bio security, health and safety and the limited width of the existing access track that would be used to serve the stables. The applicants have confirmed the stables would be operated as a livery and would employ a full time stable manager. The proposed stables has an existing right of access to use the track to the north of Beech House. The applicants have a legal agreement outlining their right of access. This includes allowing for 1 dwelling and up to 18 stables to use the existing access route to the north of Beech House on to Scotland Lane. Historically Ling Bob Farm was used as stables up until the last couple of years. These stables utilised the same access as the current proposals. A similar number of horses were stabled as is now currently proposed. Although highways officers would have liked to have achieved some improvements to this existing access (traffic calming measures and passing places) it has not been possible to secure these improvements as they are outside the gift of the applicant. However, given this recent historic use of the access track it is considered that the current proposals are broadly similar to the level of activity previously seen on this track from Ling Bob Farm and as such it is not considered reasonable to resist the stabling element of the proposals on highway safety grounds given this recent historical use. However, in light of the limited width of the access track and also due to the lack of highway safety improvements that can be secured, planning conditions have been imposed to prevent further intensifications of the use of the stables until further improvements can be secured. In addition the proposed stabling car park is considered sufficient to meet the needs of the proposal but any intensification would likely need additional car parking.

10.10 Landscape and nature issues

- 10.11 Indicative planting around the development has been shown on the latest plans to give some landscape screen to the stables and ménage but also to strengthen the landscape structure within the control of the applicants in the wider landscape along existing hedgerows by additional tree planting and new hedgerows where appropriate. This will help to assimilate the development within the wider landscape. In carrying out the development it will be important to ensure that any existing wildlife interests including protected species and the pond are not disturbed or that any potential adverse impacts are properly mitigated.

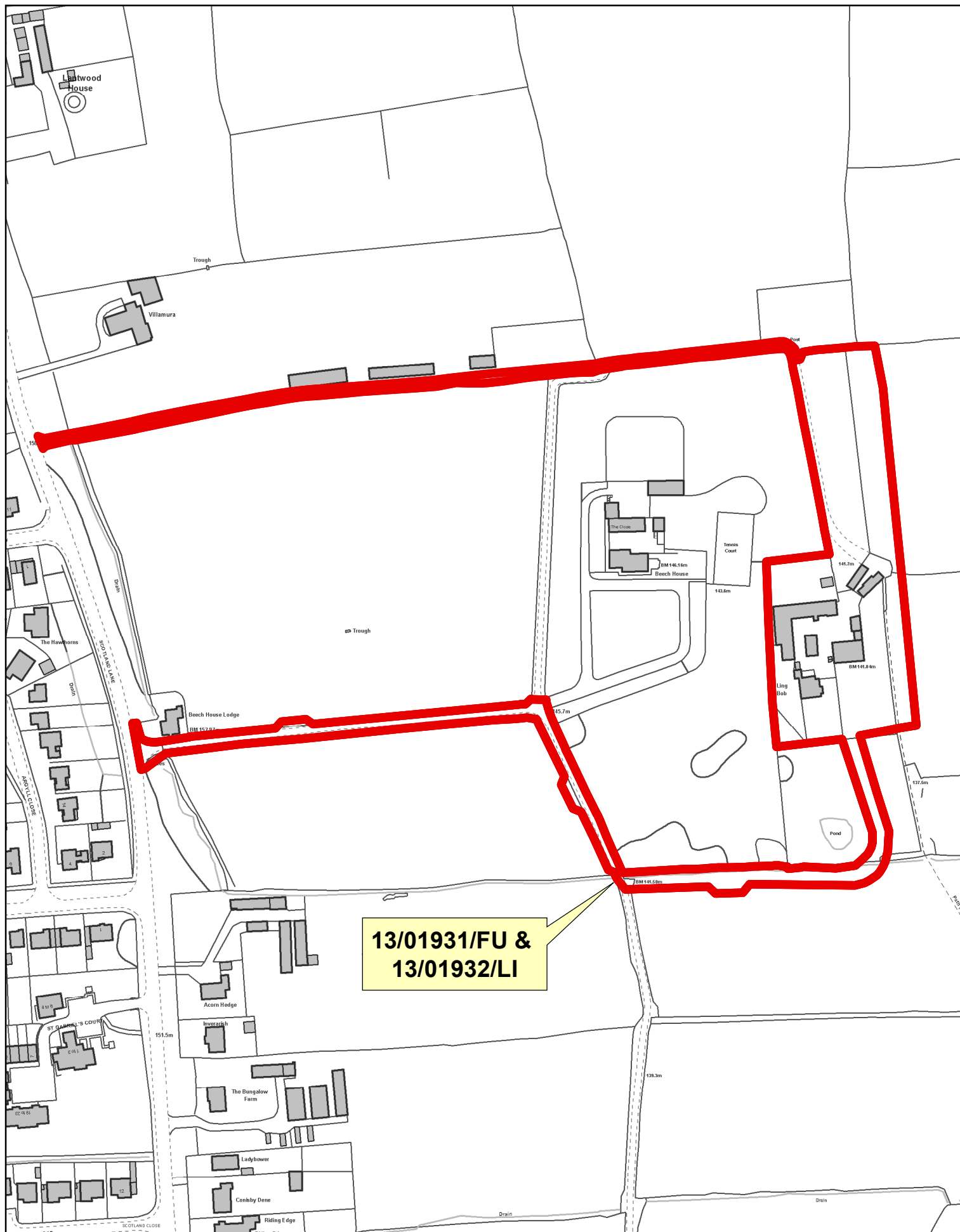
- 10.12 The developer has produced an update of their original Great Crested Newt survey and bat survey. Natural England and the Council's Nature Conservation Officer are satisfied that the appropriate surveys have taken place. The presence of Great Crested Newts requires a detailed mitigation strategy in order to allow a licence to be granted from Natural England, and although no monitoring surveys are proposed this Officer report recommends planning permission be granted subject that monitoring is carried out during development and for a period of 2 years post-development which includes all 3 ponds in the locality. The applicant has agreed to the need to monitor the locality post completion.
- 10.13 The new access road will cross the water course to the south of the site and there is a strong possibility that Great Crested Newts use the banks of this water course to move from Sim's Pond (known former Great Crested Newts breeding pond to the east of this site) to the ponds within Beech House where they have most recently been found. Therefore, measures need to be put in place to ensure that the culverted section of water course is designed and installed in a way that minimises adverse impacts on Great Crested Newts and allows them to continue moving east-west. The 5 metre buffer along this water course should also be enhanced to provide better newt foraging and commuting habitat. These issues will all need to be included in the Great Crested Newt Mitigation and Monitoring Strategy which will be dealt with via condition.
- 10.14 Impact on neighbours
- 10.15 The main impact to be considered is the impact on the residents of Beech House which although the applicants property needs to be assessed for the long term impacts of this relationship. Whilst the distance to Beech House is considerable (about 60m to the arched barn) there is a line of trees to the west boundary adjoining the barn and farmhouse which are within the grounds of Beech House and overhang this site. The proposed new dwellings are not envisaged to result in any over looking or loss of privacy to the neighbours.
- 10.16 The relationship of the proposed stables building and ménage is not envisaged to have any significant impacts on the amenity of the neighbouring businesses. Although a significant amount of the objections refer to the impact of the comings and goings of the stables upon the neighbouring equestrian business it is considered that limited weight can be attached to these concerns as they are not directly related to the merits of the application and are largely dealt with under separate legislation to Planning. The proposed stable building and ménage are appropriate forms of development in the Green Belt. The design and appearance and siting of the stables and ménage are not envisaged to harm openness. Ling Bob Farm has up until recently been used for stabling and livery activities similar in scale and nature to the current proposals. The applicants have a right of access over the track to service the stables which is the same track that was used up until recently for the stables at Ling Bob Farm. Planning conditions have been attached to restrict the type of activities that can be carried out at the stables to prevent over intensification of use of the access.
- 10.17 Conclusions and Recommendation
- 10.18 It is considered that the scheme now has improved upon the previous 2008 approved application. The design, layout and appearance of the new buildings are considered sensitively thought out and will enable re-use of listed buildings which are at risk. The limited section of new access road will have some impact on the openness of the green belt but very special circumstances exist to justify this. The interaction of vehicles and pedestrians and horses have been carefully thought through in the design and layout of this application and officers have sought to

ameliorate as many of the concerns raised in the representations as possible in relation to highway safety considerations. Although the proposals are contentious they are considered the best outcome when assessing all the elements of the applications. In the balance of material considerations Members are asked to give greater weight to the reuse and redevelopment of this listed complex of buildings outweighing the harm from inappropriate development in the green belt and to recognize there are very special circumstances here to bear in mind. Members are also asked to grant approval of both applications.

Background Papers:

Application file;

Certificate of Ownership.



SOUTH AND WEST PLANS PANEL

