

ITEM NO. 6

COMMITTEE DATE: 10/12/2007

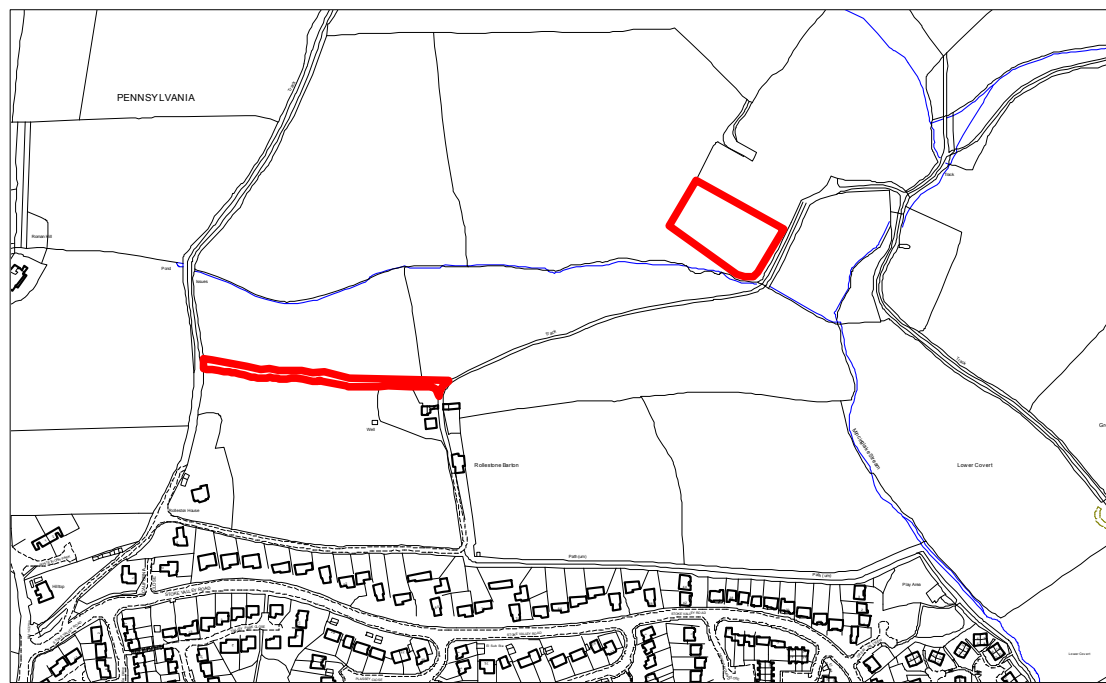
APPLICATION NO: 07/1932/03 **FULL PLANNING PERMISSION**

APPLICANT: Mr C Arden

PROPOSAL: Multipurpose equestrian arena and farm access road

LOCATION: Rollestone Farm, Pennsylvania Road, Exeter, EX4 5BJ

REGISTRATION DATE: 26/09/2007



Scale 1:6250

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HISTORY OF SITE

05/0448/03 -	Two detached agricultural storage buildings (total 1626.96 sq.m.)	PER	23/06/2005
05/0452/03 -	Provision of occupational dwelling	PER	28/07/2005
05/0583/03 -	Two and one storey buildings to form quadrangle (442 sq. m.) for use as equine breeding and livery facilities	PER	11/10/2005
05/1608/03 -	Use of livestock building for stabling	PER	06/12/2005
06/1416/03 -	Change of use from agriculture to mixed agriculture and equestrian use	REF	29/01/2007
06/1417/03 -	Multipurpose equestrian arena	REF	29/01/2007
07/0166/20 -	Provision of farm access road (3.5 metres wide with passing places)	REF	16/05/2007
07/1396/P -	Change of use from agricultural building to mixed agricultural and equine use, alterations to vehicular access, provision of stable building, manege ring and associated buildings and landscaping	UNK	
07/1404/03 -	Use of livestock building for stabling	PER	14/09/2007

DESCRIPTION OF SITE/PROPOSAL

Rollestone Farm occupies a large site within an area in the Local Plan of designated Landscape Setting of the City. It lies approximately two miles from the City Centre towards the northern boundary of the City. The existing access to the site is via a small entrance located off Stoke Valley Road which in turn is located off Pennsylvania Road. There are a number of properties located along Stoke Valley Road with gardens backing onto the farm's access road. The majority of these neighbouring properties lie at least 250 metres away from the existing farm buildings. Due to the natural topography of the area, the main farm complex lies lower than the existing access point and many of the adjacent houses.

The proposal is for a multipurpose equestrian arena and farm access road. The proposed manege arena will be located to the south west of the existing barn structures. It will measure 60 metres in length and 40 metres in width and will occupy an area of 2400 sq.metres. The proposed manege arena will be constructed on an unauthorised area of compacted rubble that is currently used by the applicant for the storage of farm machinery. The arena floor will consist of a combination mix of silica sand and rubber, a standard compound used for facilities of this nature.

The proposed access road measures 200 metres in length and will enable the formation of a one way system. The new road will create an exit point on the other side of Rollestone House onto Pennsylvania Road.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

The application is accompanied by a Design and Access Statement.

Context

Physical - Vehicular access is gained via a private track which also serves as a bridleway from Stoke Valley Road. Since its purchase in summer 2003, the unit has been run as a commercial farm and equestrian centre. This application involves the installation of an exercise arena/manege to be used solely by the applicant's own horses being schooled and customer's liveried horses.

Social - The access track runs alongside the gardens of a number of dwellings in Stoke Valley Road. Proposals to create a one way system for traffic entering and exiting the holding will ensure that the impact from existing permitted uses will be far reduced. As the use of the manege will be strictly controlled and not for use by the general public, the impact on these properties will be limited.

Economic - The financial benefit of providing temporary accommodation cannot be underestimated. It is imperative that in order to retain these customers, high quality facilities are provided. The delay in resolving this issue is impacting financially on the business.

Evaluation

Considerable effort has been made in order to seek agreement on a number of outstanding issues relating to access, scale of operation and landscaping. Overall this is a relatively small scale development which is regarded as 'traffic neutral'.

Access

For this proposal the existing access to the site from the public highway will be utilised. To reduce traffic numbers using the existing farm lane, improve visibility for those accessing and exiting the site and minimise the impact on the surrounding area, an alternative one way

scheme is proposed. A second access was previously permitted for agricultural traffic by the Council - to avoid unnecessary costs and disruption to the bridleway, the applicants will provide an alternative route which runs past Rolleston House, eventually joining up with the farm access to the main buildings. Level access will be available to the arena. The facility will not be available to the general public.

Design

Use - An exercise arena/manege to be used solely by the applicants own horses being schooled and customers liveried horses.

Amount - The total area of the proposed arena amounts to 2400 sq.metres.

Layout - Post and rail fencing around the perimeter of the arena. Combination silica sand/rubber compound surface to improve hoof and impact absorption.

REPRESENTATIONS

17 letters of objection have been received, principle planning issues raised -

1. Traffic generation/hazard
2. Loss of amenity.
3. Impact on the landscape particularly the green circle and bridle path.

CONSULTATIONS

The Environment Agency have raised no comment.

The views of the Director of Environment, Economy and Culture are awaited.

The Countryside Officer recommends that no development shall take place until a landscape and wildlife plan has been produced and approved by the Local Planning Authority.

PLANNING POLICIES/POLICY GUIDANCE

Exeter Local Plan First Review 1995-2011

LS1 - Landscape Setting

LS4 - Local Nature Conservation Designation/RIGS

DG1 - Objectives of Urban Design

Devon Structure Plan 2001-2016

ST1 - Sustainable Development

CO6 - Quality of New Development

OBSERVATIONS

Policies LS1 and LS4 restrict the nature of development within the designated landscape setting of Exeter. The proposed manege arena would provide a recreational facility ancillary to the farm and accordingly is in line with current policy. Its construction on an existing area of hardstanding would minimise the harm to a site of local interest for nature conservation again in line with current policy.

It is considered that the proposed manege arena has been designed successfully to sit comfortably within the existing environment. The proposed arena will be built in the vicinity

of two engineered banks that will be landscaped with the planting of indigenous trees and shrubs. It is anticipated that the provision of trees and shrubs of this nature will provide a natural screen reducing the visual impact of the arena as well as the existing barns. It is considered that a facility of this design and nature would not be detrimental to the character of the immediate area.

The construction of the new access track to Pennsylvania Road (which will serve as an egress) on a one way loop system is deemed acceptable in planning terms having a minimal impact on the landscape and reducing the burden on the existing access to the south that lies much closer to residential properties. In order to ensure that the access arrangements are managed to the satisfaction of both the Highway and Planning Authorities it will be a requirement that the applicant enters into a Section 106 Agreement requiring the details of the management arrangements to be agreed prior to the implementation of the development.

NORTHERN AREA WORKING PARTY

Members raised no objection to the application proposal.

RECOMMENDATION

APPROVE subject to the applicant entering into a Section 106 Agreement relating to the access management arrangements and the following conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
Reason: To ensure compliance with sections 91-92 of the Town and Country Planning Act 1990.
- 2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on *date (dwg. no(s).)*, as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.
- 3) Samples of the materials it is intended to use externally in the construction of the development shall be submitted to the Local Planning Authority and the development shall not be started before their approval is obtained in writing and the materials used in the construction of the development shall correspond with the approved samples in all respects.
Reason: To ensure that the materials conform with the visual amenity requirements of the area.
- 4) A detailed scheme for landscaping, including the planting of trees and/or shrubs, the use of surface materials and boundary screen walls and fences shall be submitted to the Local Planning Authority and no development shall take place until the Local Planning Authority have approved a scheme; such scheme shall specify materials, species, tree and plant sizes, numbers and planting densities, and any earthworks required together with the timing of the implementation of the scheme. The landscaping shall thereafter be implemented in accordance with the approved scheme in accordance with the agreed programme.
Reason: To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.

- 5) In the event of failure of any trees or shrubs, planted in accordance with any scheme approved by the Local Planning Authority, to become established and to prosper for a period of five years from the date of the completion of implementation of that scheme, such trees or shrubs shall be replaced with such live specimens of such species of such size and in such number as may be approved by the Local Planning Authority.
Reason: To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 6) The development hereby approved shall be for the sole use of the applicant and those who have horses on livery at the farm.
Reason: Intensification of the access would be unacceptable in this location.
- 7) No development shall take place until a Wildlife Plan which demonstrates how the proposed development will be managed in perpetuity to enhance wildlife has been submitted to and approved by the Local Planning Authority. Thereafter the development shall be carried out entirely in accordance with the approved plan.
Reason: In the interests of protecting and improving existing, and creating new wildlife habitats.

**Local Government (Access to Information) 1985 (as amended).
Background papers used in compiling the report:**

Files of planning applications available for inspection from the Customer Service Centre,
Civic Centre, Paris Street, Exeter: Telephone 01392 265223