

Report of the Chief Executive

APPLICATION NUMBER:	19/00817/FUL
LOCATION:	FIELD ADJACENT TO MOOR HOUSE NOTTINGHAM ROAD TROWELL MOOR TROWELL NOTTINGHAMSHIRE
PROPOSAL:	RETAIN 2 STABLES AND 5 SHEDS. INSTALL 2 SPOT LIGHTS AND 2 CCTV CAMERAS

Councillor D Pringle has requested this application be determined by Planning Committee.

1 Executive Summary

- 1.1 This application seeks consent for the retention of 2 stable buildings, 5 small sheds and the installation of 2 CCTV cameras and spot lights. This is an addition to the stables and hay barn which were granted planning permission under reference number 17/00119/FUL.
- 1.2 Planning permission was previously granted under reference number 08/00275/FUL for the change of use of the land to mixed agricultural/equestrian use. It should therefore be noted that the principle of the use of the land for a mixed agricultural/equestrian use has already been established through the granting of this planning permission.
- 1.3 The proposed buildings are not considered to be harmful to the character of the Green Belt or have a significant detrimental impact upon highway safety.
- 1.4 Overall, it is considered that the proposal is acceptable and that planning permission should be granted in line with the resolution contained in the appendix.

1 Details of the Application

- 1.1 This application seeks consent for the retention of 2 stable buildings, 5 small sheds and the installation of 2 CCTV cameras and spot lights.

2 Site and surroundings

- 2.1 The site is located within an isolated countryside location set off the main road of Nottingham Road. Access to the site is via an existing access point from Nottingham Road. The site is made up of a stoned hard surfaced area and is surrounded by open fields which is used for the grazing of horses.

3 Relevant Planning History

- 3.1 Planning permission was granted under reference number 08/00275/FUL for the change of use of the land to mixed agricultural/equestrian use.
- 3.2 Planning permission was granted under reference number 17/00119/FUL for the retention of stables and a hay barn on the land.

4 Relevant Policies and Guidance

4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

- 4.1.1 The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy A – Presumption in Favour of Sustainable Development
- Policy 8 – Development in the green Belt

4.2 **Part 2 Local Plan 2019**

- 4.2.1 The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 8 – Development in the Green Belt
- Policy 17 – Place-making, Design and Amenity

4.3 **National Planning Policy Framework (NPPF) 2019:**

- Section 2 – Achieving Sustainable Development.
- Part 13 – Protecting Green Belt Land

5 Consultations

- 5.1 Trowell Parish Council – Object on the grounds of highway safety in relation to existing access/exit arrangements.

5.2 1 neighbouring property was consulted on the application along with the posting of a site notice directly opposite the site. During the course of the application, no objections having been received.

6 Assessment

6.1 The main issues for consideration are the principle of development, impact upon the character of the Green Belt, impact upon residential amenity and highway safety.

6.2 **Principle**

6.2.1 Planning permission was granted for the change of use of the land under reference number 08/00275/FUL to a mixed use of agricultural and equestrian. It is therefore considered the principle of the use of the land for equestrian purposes has been established and this application seeks to improve the facilities on the site for this authorised use.

6.3 **Green Belt**

6.3.1 Part 13 – Protecting Green Belt Land of the National Planning Policy Framework 2019 (NPPF), paragraph 143 advises inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in ‘very special circumstances’. Exceptions to this are the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport or recreation, provided the use preserves the openness of the Green Belt and does not conflict with the purposes of including land in the Green Belt. Paragraph 117 of the National Planning Policy Framework 2019 (NPPF) states that decisions should promote and effective use of land while safeguarding and improving the environment.

6.3.2 The application site is located in an isolated location off Nottingham Road. Along the boundary of the site along the Nottingham Road frontage there are a row of continuous mature trees which limit views of the site whilst travelling along Nottingham Road. Within the site to the rear of the trees there is an existing block of 6 stables and feed room along with a separate hay barn

6.3.3 This application proposes the retention of 5 small low level sheds and 2 stables. Directly at the end of the main stable block adjacent stable 6 annotated on the submitted block plan, 2 sheds are proposed, shed 5 is sited to the rear of the stables and the trees fronting Nottingham Road, and shed 4 is built up to the trees and the boundary fence adjacent the side field. Shed 3 is proposed to the front of shed 4 within the opposite corner of the site, again adjacent to the boundary fence. Sheds 1 and 2 are also proposed adjacent the boundary fence closest to the proposed stables. The sheds are small in nature and do not exceed 2m in height. Along with the sheds, a stable block is proposed which will create a total of 8 stables on the site. The proposed stables will measure an overall height of 2.5m and together will measure an overall width of 7.5m. Given the siting of the existing structures within the site, the minor nature of the proposed sheds and the design of the stables, the structures are viewed within a group of buildings and do

not extend any further beyond the boundaries of the site and the adjacent fields, it is not considered the structures would be harmful to the openness or character of the Green Belt.

6.3.4 In addition, two pole security cameras and spot lights are proposed. These will be of a standard design and will be pole mounted, with an overall height of 2.5m. The cameras and spotlights are required due to the isolated location of the application site and the applicant having experienced security issues in the past. The cameras/spotlights will be located to one end of the existing hay barn pointing towards the entrance to the site, with the second camera/spotlight at the opposite end of the hay barn pointing into the site. Due the nature of the cameras, being a slim straight pole with minimal intrusion and the fact that the proposed spotlight will be operated by a motion sensor PIR and not permanently on during the dark hours, it is not considered the proposed spotlights/cameras would be harmful to the character of the Green Belt.

6.4 Amenity

6.4.1 The application site occupies a standalone location that is a significant distance away from residential dwellings. It is therefore considered that the proposal will not have any impact on the amenity of any neighbouring properties.

6.4.2 Concerns have been raised in respect of horse riders not only relating to this site but similar sites in the locality using footpaths which state 'No Horse Riding'. Unfortunately, this is not a planning related issue and instead should be raised with the Public Rights of Way team at Nottinghamshire County Council.

6.5 Access

6.5.1 Objections have been received on the grounds of highway safety in respect of the existing access/exit arrangements. As previously mentioned, the principle of the use of the land has been established through the granting of planning permission for the change of use of the land and the provision of 6 stables and a hay store on the land. In support of the application, the applicant advises that the stables are used for family purposes only, with only one car and a scooter visiting the site on a daily basis. A horse box would enter and leave the site to transport horses to shows etc at the weekends during the showing season. The provision of a further 2 stables on the land is not considered to lead to a proliferation in the use of the site for additional visiting vehicles. Furthermore, there is adequate space to turn within the site and leave within a forward gear, and although the main road is a 50mph speed limit, there is adequate visibility from both directions. It is not considered the proposal will give rise to any highway safety issues.

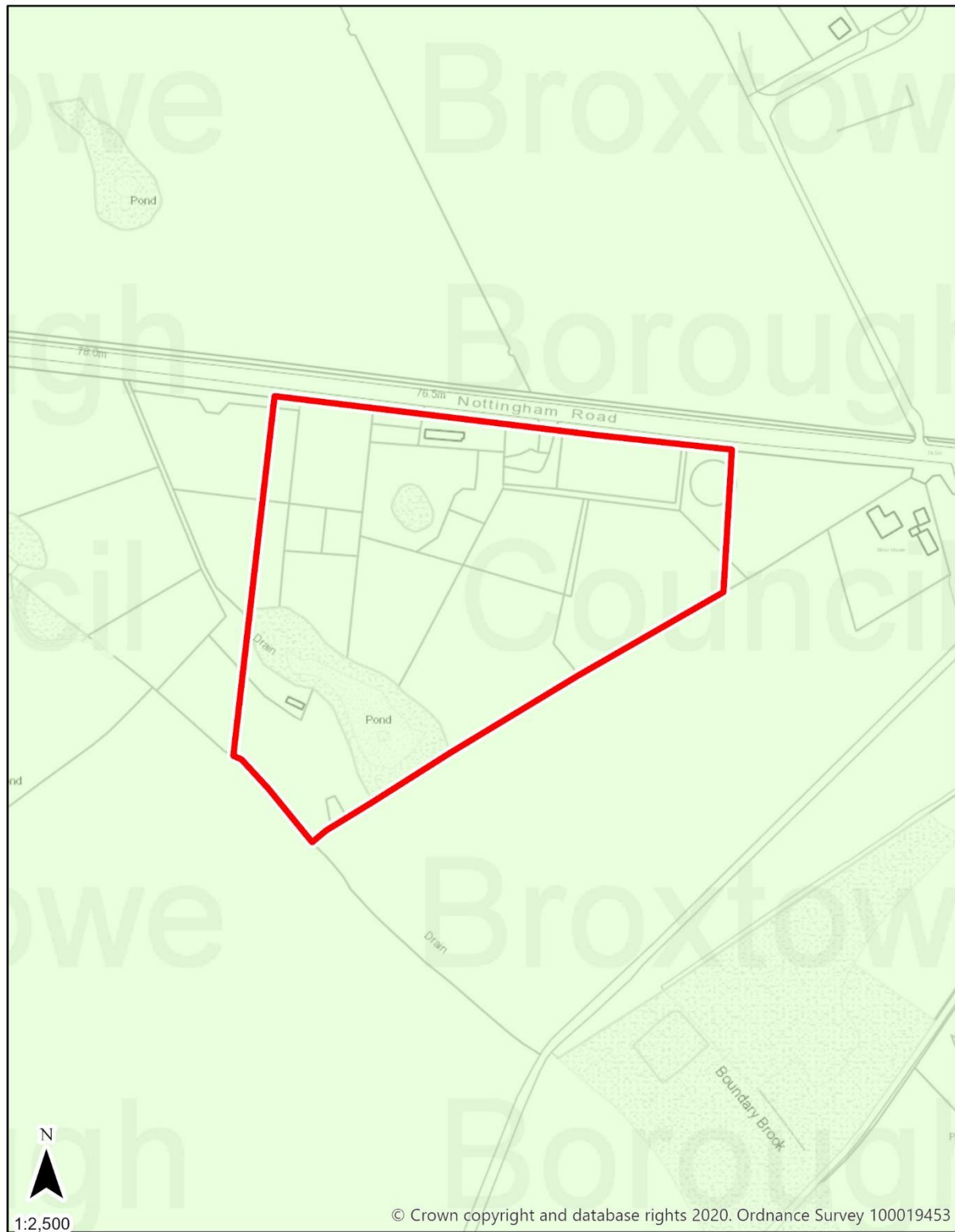
7 Planning Balance

7.1 On balance given the minor nature of the proposed buildings not having an impact upon the visual amenity of the area, the character of the Green Belt or highway safety and the fact that the principle of the use of the land for a mixed agricultural/equestrian use has been established in the past, it is considered the scheme is acceptable.

8 Conclusion

8.1 Whilst the application site is located within the Green Belt, the siting of the 2 stables, 5 sheds and the installation of 2 spot lights and 2 CCTV cameras is not considered to be inappropriate development or harmful to the openness of the Green Belt. In addition it is not considered there are any highway safety issues relating to the proposal. Therefore, the proposal is considered to be in accordance with the relevant local and national policy guidance and there are no material considerations which would warrant a decision being taken at variance to this. It is recommended that the application be approved subject to conditions

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	The Security Cameras and Spot Lights hereby approved shall be erected before the expiration of three years beginning with the date of this permission in accordance with the details provided within the Flood Light/CCTV information received by the Local Planning Authority on 15 January 2020 and as shown on the Site Plan, Stables and Shed Elevations/Floor Plans and Hay Barn Lights and CCTV position received 12 February 2020. <i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i>
2.	The development hereby permitted shall be carried out in accordance with drawing(s) numbered Site Location Plan 1: 1250, Flood Light/CCTV details received by the Local Planning Authority on 15 January 2020, Block Plan 1: 500, Site Plan, Stables and Shed Elevations/Floor Plans and Hay Barn Lights and CCTV position received 12 February 2020. <i>Reason: For the avoidance of doubt.</i>
4.	The spotlights shall not be positioned to give any glare on the public highway in the vicinity of the site <i>Reason: In the interests of highway safety.</i>
NOTES TO APPLICANT	
1.	The Council has acted positively and proactively in the determination of this application, through an early visit to the site to appreciate whether any amendments needed to be sought and thus afford sufficient time to negotiate these should it have been the case.



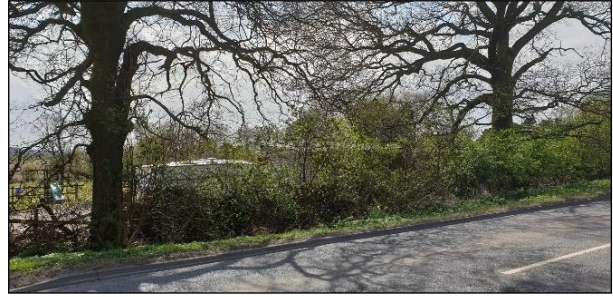
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Legend

-  Site Outline
-  Green Belt

Photographs

1 and 2. Photos from Nottingham Road.



3. Existing Access



4. View from access driveway.



4. Stables.



5. Sheds.



6. Extent of structures.

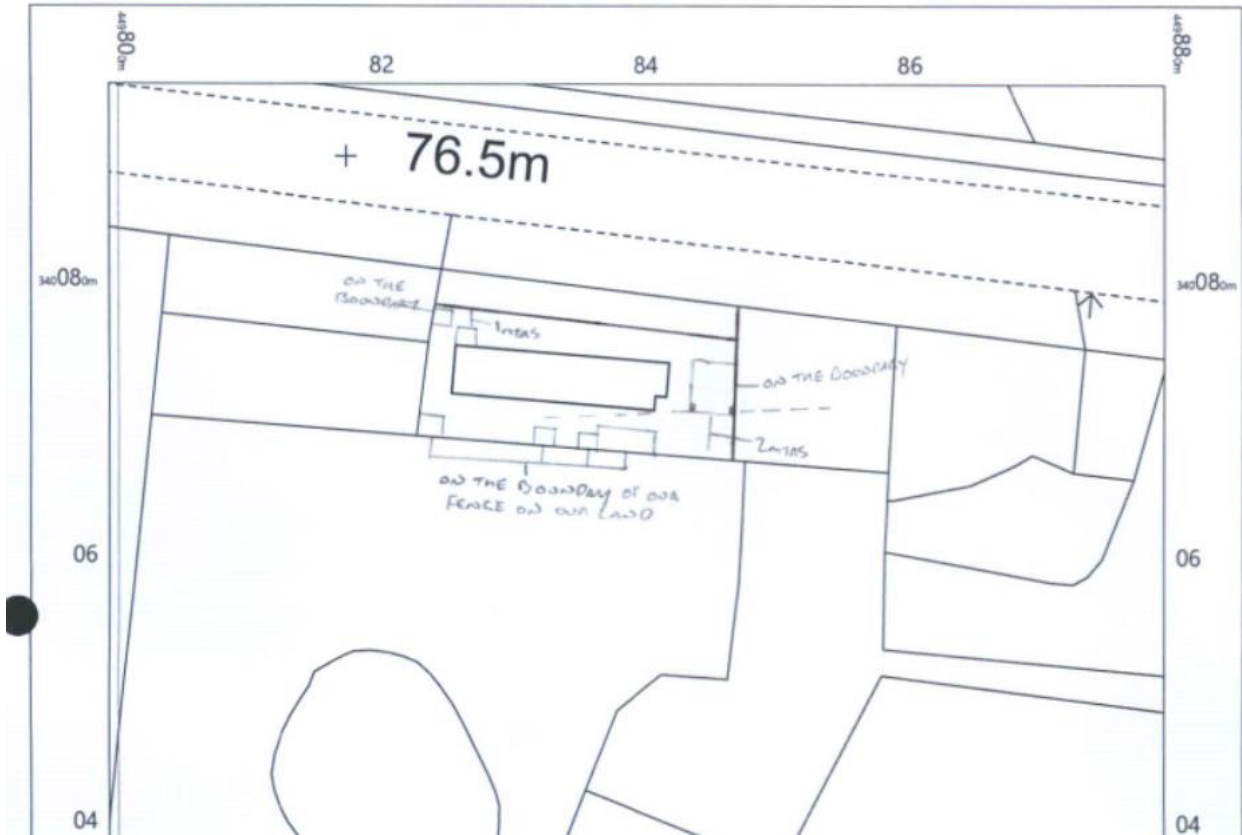


7. Adjacent fields used for grazing of horses.



Plans (not to scale)

Site Plan



Site Layout Plan

