

APPLICATION NO:
P/2021 /1002

LOCATION:
GLEBE FARM LIVERY YARD
BRONINGTON WHITCHURCH
SY13 3HU

DATE RECEIVED:
06/09/2021

COMMUNITY:
Bronington

DESCRIPTION:
TYNNU AMOD 2 (DEFNYDD
CYFYNGEDIG) O GANIATAD
CYNLLUNIO P/2018/0657 / REMOVAL
OF CONDITION 2 (RESTRICTED
USE) OF PLANNING PERMISSION
P/2018/0657

CASE OFFICER:
MP

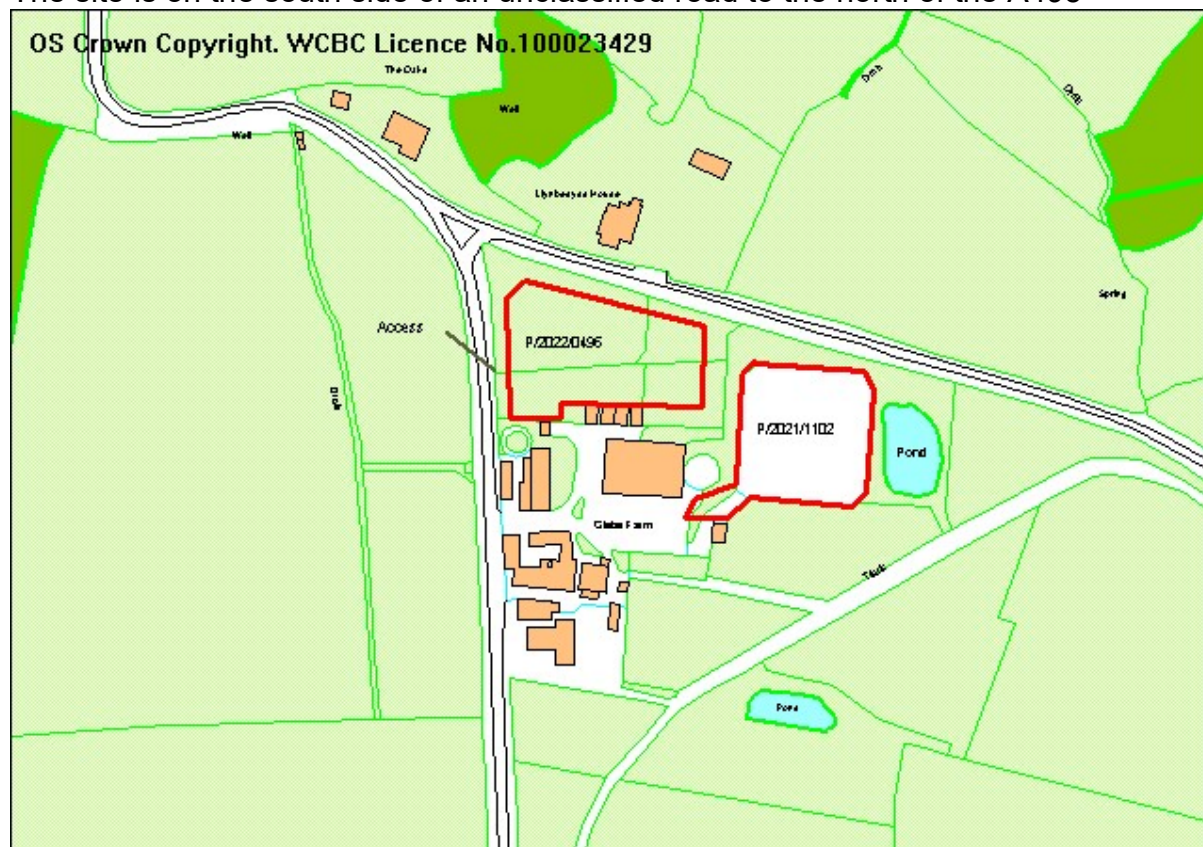
WARD:
Bronington

AGENT NAME:
MR PARKER

APPLICANT(S) NAME:
MR PARKER

THE SITE

The site is on the south side of an unclassified road to the north of the A495



PROPOSAL

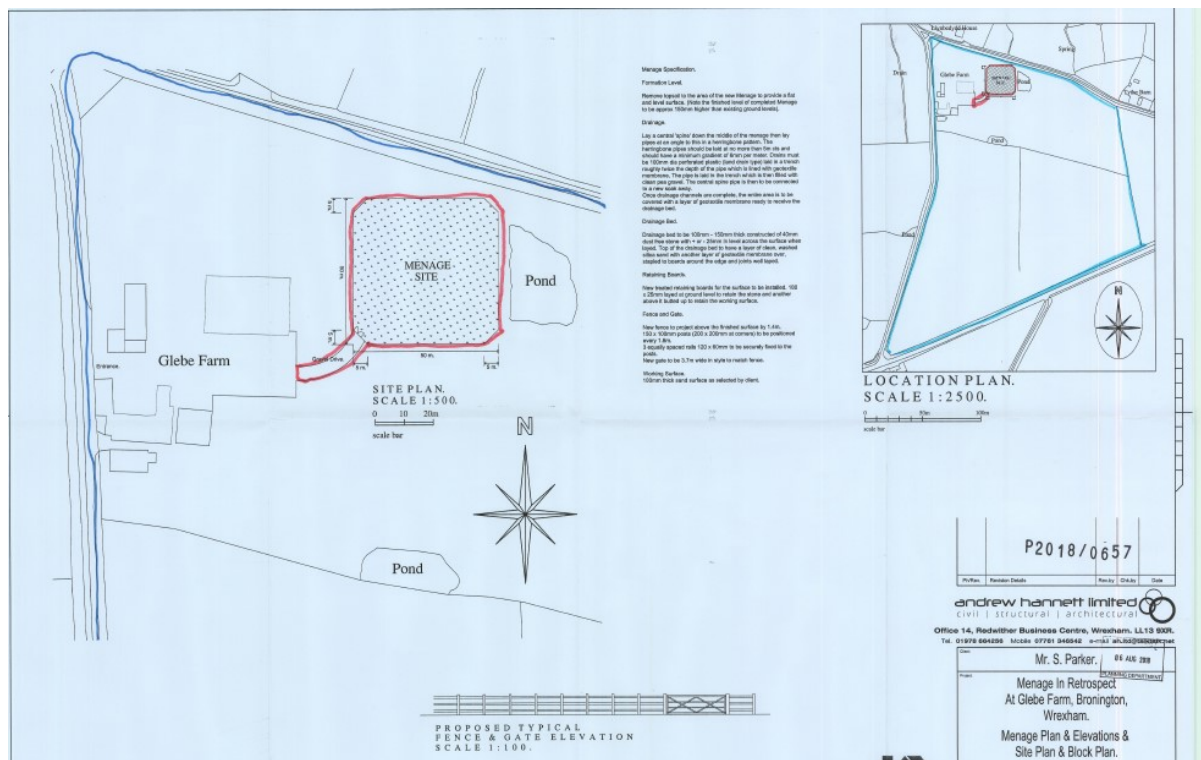
The application seeks to remove condition 2 of planning permission P/2018/0657 for construction of a manege, as follows:

2. The manege shall be used only for purposes ancillary to the use of the dwelling and shall not be used as a riding school or for any other business purposes.

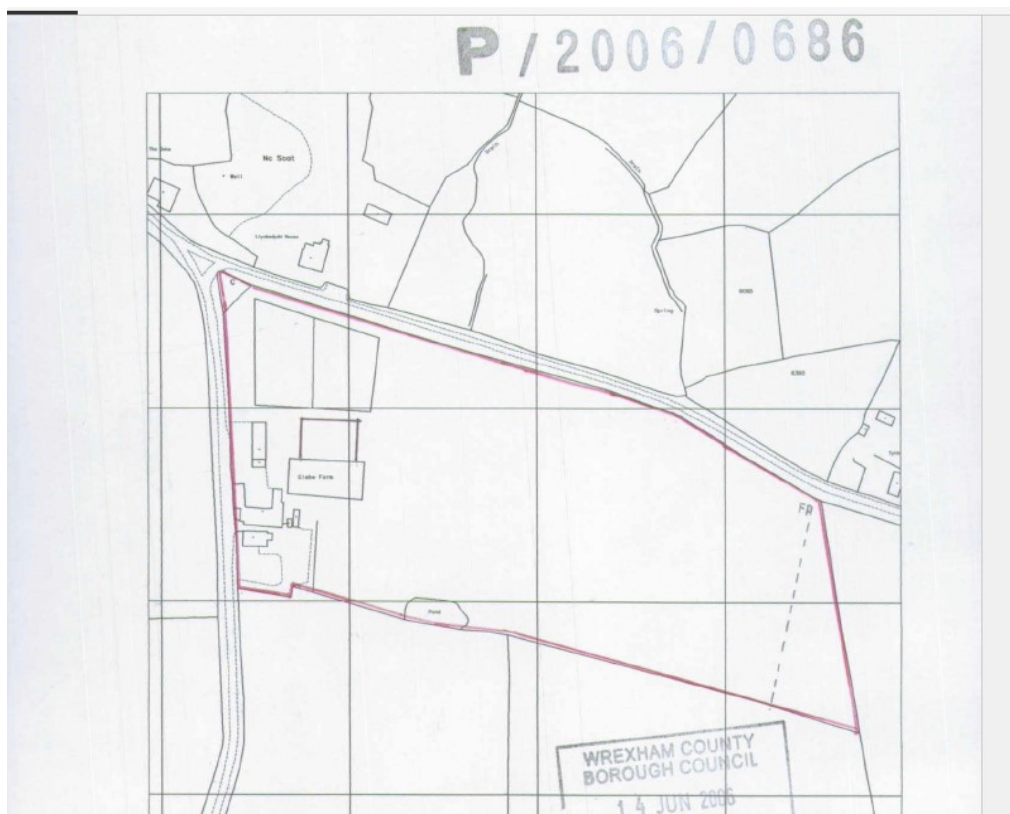
The application originally also proposed to remove condition 03 in order to permit the use of external lighting:

3. No external lighting shall be erected in connection with the development hereby approved without the prior consent of the Local Planning Authority.

The provision of lighting required operational development (i.e. lighting columns) not proposed by the original planning application. The works require planning permission in their own right. The application was therefore amended by deleting the proposal to remove condition 03.



Approved plan for P/2018/0657



Extent of livery yard – approved plan for P/2006/0686

HISTORY

P/2000/0744 ERECTION OF GENERAL PURPOSE FARM BUILDING.
Refused 3.10.2000

P/2001/0029 ERECTION OF REPLACEMENT STORAGE BUILDING (FOR
SHEED, STRAW, HAY). Granted 5.3.2001

P/2006/0686 CHANGE OF USE OF LAND AND BUILDINGS TO LIVERY
YARD. Granted 8.8.2006

P/2016/0726 CONVERSION OF REDUNDANT FARM BUILDING TO 1 NO
BEDROOM HOLIDAY LET AND SINGLE ROOM WORKSHOP /
STUDIO WITH ANCILLARY WC. Granted 8.9.2016

P/2018/0657 CONSTRUCTION OF MENAGE (IN RETROSPECT). Granted
11.9.2018

P/2022/0496 CREU MAN PARCIO (YN OL-WEITHREDOL) / CREATION OF
CAR PARKING AREA (IN RETROSPECT). Pending.

P/2022/0153 TYSTYSGRIF DATBLYGIAD CYFREITHLON AR GYFER
DEFNYDD PRESENNOL – DEFNYDD TIR AR GYFER GOSOD
WYNEB CALED AC ARDAL BARCIO / LAWFUL
DEVELOPMENT CERTIFICATE FOR EXISTING USE – USE

OF LAND FOR HARD SURFACING AND PARKING AREA
Refused 8.2.2022.

DEVELOPMENT PLAN

The site is outside settlement limits. Policies GDP1, PS2, EC6, EC12 and CLF10 are applicable.

CONSULTATIONS

Bronington Community Council

Object. Raise concerns relating to light pollution and lack of an adequate Highways/Traffic Management Plan.

Local member

Explains that Mr and Mrs Parker purchased Glebe Farm and the already established equestrian business established in August of 2009. Notes that not only was the parking area in question already used for the parking of horse boxes and trailers, the existing manege was regularly used for the business.

Highways

Advises that visibility from the access to the car park is adequate in both directions.

Recommends that the access is surfaced with hard bond materials for a minimum distance of 5m behind the adjoining carriageway and any gates should be setback at a minimum of 10m behind the adjoining highway.

Considers that typical events / competitions could attract up to 25 horse trailers and around 10 cars and is satisfied that the new hardstanding / car park area could accommodate this number of vehicles.

Due to the potential traffic movements and narrow nature of Glebe Lane, a condition is recommended to limit the number of vehicles present on site at any one time.

Public Protection

Recommends an advisory note that lighting has the potential to cause a statutory nuisance,

Neighbours

Notified 26/10/2021

3 objections received expressing the following concerns:

- Damage to roads by horse boxes
- Passing places rarely used and in very bad repair;
- Narrow width of lane;
- Business activities have expanded substantially over recent years causing noise and disturbance to adjoining properties.

- Typically vehicles existing the site exceed 20 per day and at weekends exceed 40 per day;
- Floodlighting not in keeping with rights to peaceful enjoyment of our rural home;
- Noise;
- Overnight use for motorhomes; and
- Impact upon the value of property

2 representations in support making the following comments:

- Regular visitor for over 6 years to this fabulous facility;
- Have always used the parking area to the manege. It has always had a form of hard standing to allow vehicle to park; and
- The new arena offers an excellent training facility and attracts people to attend training clinics.

SPECIAL CONSIDERATIONS

Background: The condition was imposed in accordance with advice from the Council's Highway Officer who assumed the manege was for personal use.

Glebe Farm benefits from a planning permission granted in 2006 for use as a livery yard. Details submitted with the 2018 application for the manege stated it would be used for personal use and in conjunction with the livery yard business. The new manege replaced a smaller one that previously existed elsewhere within site and was provided for under the 2006 planning permission.

Amenity: The nearest dwelling is located approximately 65m to the north-west with the lane that adjoins the northern boundary of the site located in between. The relationship between the dwelling and manege are such that removal of the condition would not result in any additional overlooking or loss of privacy.

The Applicant's Supporting Statement confirms that the use would primarily be in conjunction with the existing livery yard by the owners of horses already on site, although the removal of the condition would permit a wider use, including equestrian events. Training sessions would be held with 1-6 horses being on site at any one time. The Applicant has suggested that if events did take place, there would typically be around 1 per month. Such events could attract up to 25 horse trailers and 10 cars.

Maneges are used to exercise and train horses and therefore generate some noise from animals and people. Whilst a commercial use would be likely to result in more animals and people, the nature of the use is such that noise is unlikely to be constant or significant. Furthermore, the manege is on land that forms part of an existing livery yard. The plans approved in 2006 showed the intended use of the application site as a paddock at that time. Nevertheless, the area would have been available for the exercising and training horses in conjunction with the livery yard.

In light of the above, whilst the Council's Public Protection Officer has recommended that a condition be imposed requiring a noise survey, this is not considered necessary. Given the distance to the nearest residential property and the nature of the use it is considered unlikely that the removal of the condition would give rise to additional levels noise levels prove detrimental to residential amenity.

Highways: Glebe Lane is the most direct route to the A495. The site access is approximately 500 metres from the junction of Glebe Lane and the A495. The lane currently has 2 passing places. The first is located at approximately 180m from the site access, with the second around 170m from the Glebe Lane/A495 junction. There around 125m between the two passing places. The junction itself is also wide enough to allow a vehicle to enter Glebe Lane if another vehicle was waiting to exit onto the A495. The lane therefore does have some provision to cater for occasions when there will be vehicles travelling in opposite directions.

It is accepted that equestrian events could increase traffic levels above historic levels given that the manege is around 3 times larger than the one it replaced. Nevertheless, the potential for events to be held on the site is not entirely dependent on the provision of manege as there are no restrictions on the 2006 planning permission to prevent such events taking place. To this end, a letter from a former secretary of the Northern Counties Pony Associated states that two young stock and foal shows were held on October 2010 and October 2011 using both indoor and outdoor arena, where up to 30 vehicles attended.

Based on the details provided by the Applicant, it is considered unlikely that individuals bringing their horses to the site would result in a significant increase traffic along the lanes serving the site. To this end, the Council's Highway Officer raises no objection to the proposal but recommends a condition that will limit the number of people using the manege in order to limit the additional traffic movements on Glebe Lane.

Having regard to the above and the likely frequency of equestrian events, the proposals are considered unlikely to pose a significant danger to highway safety and therefore accord with policy GDP1(d).

CONCLUSION

The development accords with policy GDP1.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The development shall be carried and used in strict accordance with the 1:10 Section Plan and drawing no. 2018/10/01 approved on 11 September 2018 under reference no. P/2018/0657.
2. No external lighting shall be erected in connection with the development subject to this planning permission.
3. The manege shall not be used for any purpose other than one ancillary to the residential use of Glebe Farm as a single dwellinghouse until an Attendance Management Plan (AMP) has been submitted to and approved in writing by the Local Planning Authority. The manege shall thereafter only be used in strict accordance with the approved AMP.

REASON(S)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
 2. To protect the visual amenities of this countryside location and residential amenities of neighbouring properties in accordance with policy GDP1 of the Wrexham Unitary Development Plan.
 3. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
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