

REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT –
30th JULY 2012

APPLICATION NO:
P/2012 /0383

LOCATION:
6 THE ELMS TALLARN GREEN
MALPAS WREXHAM
SY14 7HL

DATE RECEIVED:
30/05/2012

COMMUNITY:
Willington and
Worthenbury

DESCRIPTION:
ERECTION OF STABLE BLOCK AND
POULTRY SHED

CASE OFFICER:
MP

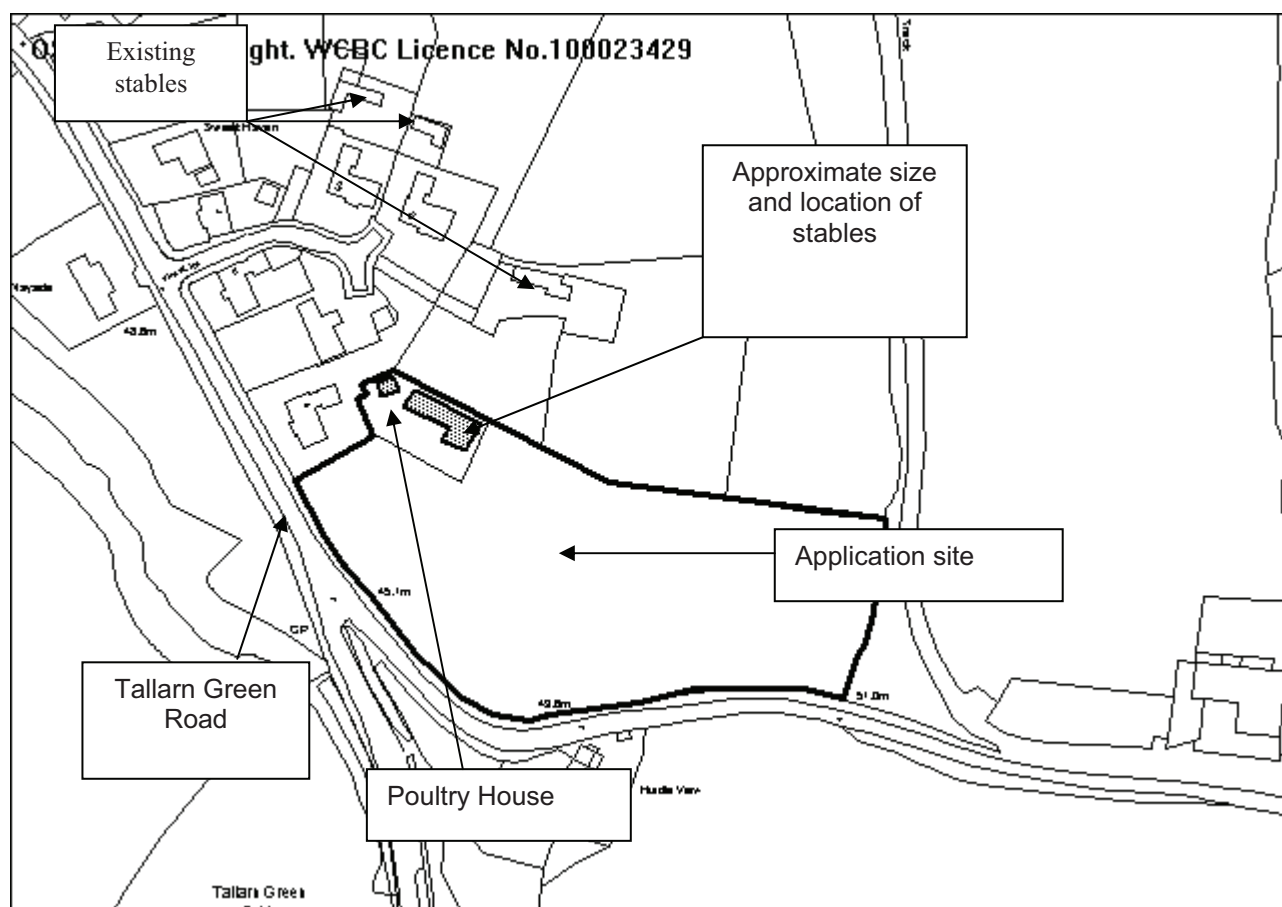
WARD:
Bronington

APPLICANT(S) NAME:
MISS S BEARD

AGENT NAME:
GOODWIN PLANNING
SERVICES LTD
MR STEVE GOODWIN

THE SITE

The application site lies immediately to the east of no.6 The Elms, Tallarn Green.



PROPOSAL

As above.

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HISTORY

P/2011/0348 Erection of stable and retention of oil tank. Granted 7.7.2011

Stables at no. 2 The Elms

P/2003/1083 Erection of stable, creation of paddock area, use of field curtilage for ponies / horses. Granted 27.11.2003

Stables at no. 3 The Elms

P/2001/0234 Construction of 'L' shaped loose box range for horses & hay. Granted 16.5.2001

Stables at no. 5 The Elms

P/2001/0237 Construction of 'L' shaped loose box range for horses.
Granted 16.5.2001

P/2011/0672 Lean to extension to existing stable block (in retrospect).
Granted 7.11.2011

DEVELOPMENT PLAN

Outside of settlement and within Special Landscape Area. Policies GDP1 and EC5 apply.

CONSULTATIONS

Community Council:	Have the following comments: - surprised at the introduction of a poultry unit close to the property and to other houses particularly when the applicant has obtained permission to build a farm dwelling at the adjoining Shrewd's Lair, which would seem a more appropriate position for a poultry enterprise; - appreciate the case for a poultry unit but considered that this could cause noise and disruption if placed beside a residential estate.
Local Member:	Requested application be reported to committee.
Public Protection:	Recommend measures to limit the impact upon amenity (noise/dust) during construction.
Highways:	Have the following comments: - inadequate visibility at the junction of The Elms/Tallarn Green Road; - understand the stables and poultry shed will not be used for business use. No objection on highway grounds;

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- Recommend further details of parking and turning arrangements are submitted;
 - Recommend conditions.
- Site Notice: Expired 2.7.12
- Other Representations: 2 representations received expressing the following concerns;
- concern that block work stable would provide an inadequate standard of accommodation for horses;
 - height 17 feet seems excessive for the poultry shed. Not only will it be an eyesore it is oversized for domestic hens;
 - no justification for expanding and amending the plans allowed 12 months ago;
 - proposals inappropriately large and visible from the adjacent public road;
 - size of building seems more appropriate to a detached house and garage;
 - floor area of stables a 5 The Elms is less than 70 square metres. The proposal would be over 60% larger and the Council would be entirely consistent refusing the application;
 - the stables at no.5 are far less intrusive;

SPECIAL CONSIDERATIONS

Background: Permission was sought last year for a stable block 21.9m long and with a floor area of approximately 120 metres. After I expressed concerns about the size and prominent siting of the stables amended plans were subsequently submitted for a substantially smaller stable (15m long and with a floor area of 78.5 square metres) which addressed my concerns. Planning permission was granted on the basis of those amendments.

The plans originally submitted with this application proposed a stable block almost identical in size to the original 2011 proposals. The only noticeable change was that a stable had been substituted for a much larger storage area to accommodate a water harvester.

After advising the applicant's agent that I was concerned over the size of the development amended plans have been submitted reducing the overall length of the structure to 19 metres giving it a floor area of nearly 95 square metres.

The applicant's agent has advised me that the storage space/water harvester room is required to house 2 x 5000 litre cold water storage tanks and 1 x 1000 litre hot water cylinder, associated pumps and filters as well as electrical equipment associated with solar panels to be erected on the stables.

In addition to the stables a poultry building of 4.8m x 3m x 3.6m high is proposed.

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Policy: There are no policies dealing specifically with the use of rural land for keeping of horses or the erection of stable buildings associated with that use. However keeping horses is an entirely appropriate use for a rural area and will inevitably mean that there will be requirement for buildings to provide accommodation for horses and/or storage for feed. As such there is no objection in principle to the erection of stable buildings subject to satisfying normal planning requirements in terms of size, siting, design and landscaping impact.

Stable block: Whilst the building will be of a similar design to the one granted planning permission in 2011 it is much larger. My concerns about its size and impact have not been addressed despite the submission of amended plans. The site is elevated relative to Tallarn Green Road meaning the building will be particularly prominent and visible from both near and more distant views. Due to its overall size and prominence the development will harm the Special Landscape Area.

The applicant's agent suggests his client feels unfairly and inconsistently treated compared to other occupiers of The Elms. He cites the fact that the granting of permission for an extension to the stables at no.5 The Elms was granted under the same policy framework as now applies.

There are clear differences between the stable blocks at no.5 and no.6 The Elms. The stables block at the former is just over 70 square metres with the extension approved last year. In addition the stables are located to the rear of no.5 The Elms and are therefore prominent in the rural landscape.

As can be seen from the site history, several other nearby properties have also obtained permission for stables however these are much smaller in size than the current proposals with floor areas ranging from 53 to 73 square metres.

The main reason for the larger stable block now proposed is to accommodate water tanks and other ancillary equipment however it is unclear why these are essential to the keeping of horses in the stables or on the adjoining land. Even if the tanks and other equipment are essential, I see no reason why they could not be provided without also having to construct a large building to house them. The applicant's agent has suggested that the tanks cannot be placed below ground due to particularly wet ground conditions at the site. However I am still not convinced that alternative ways of accommodating water tanks have been adequately explored. Nor am I convinced that the proposals are essential to accommodate water pumps, filters and electrical equipment associated with the proposed solar panels.

I appreciate that water harvesting and utilising solar power have merit in terms of sustainable development but in this instance the benefits do not, in my opinion, outweigh the harm to the rural landscape.

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Poultry House: The size and overall height of the structure is not excessively large. It will not have a significant impact upon the appearance of the area or be highly visible from near or distance views. As such it will not harm the Special Landscape Area.

Amenity: The proposed stables would not have any significantly greater impact upon the residential amenity of the occupiers of nearby dwellings than the one granted permission in 2011.

The poultry house will be around 10 metres from the boundary of the nearest residential property (other than the applicants own property). The building could not accommodate a large number of birds and is not large enough to operate a commercial poultry business from. The proposal is therefore unlikely to have a significant impact upon the amenity of nearby residents.

Highways: I note the comments made by Highways however there will be adequate space adjacent to the stable block for vehicles with horseboxes to park and turn.

Conclusion: Due to the size and prominent siting of the stable block it will have a detrimental impact upon the rural landscape – a designated Special Landscape Area and as such the development conflicts with policies GDP1 and EC5 of the Wrexham Unitary Development Plan.

RECOMMENDATION: That permission be REFUSED

REASON(S)

1. The stable block by reason of its size and prominent siting will have a detrimental impact upon the rural landscape, a designated Special Landscape Area and therefore conflicts with policies GDP1(a) and EC5 of the Wrexham Unitary Development Plan.
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