

Committee: **PLANNING**

Date of Meeting: **11 November 2009**

Title of Report: **S/2009/0740**
Kiln Farm Hall Lane, Ince Blundell
(Ravenmeols Ward)

Proposal: Conversion of agricultural building for use as a stable block with tack rooms; reconstruction of existing lean-to extension at rear of piggery to create washer/dryer room; replacement roof to existing piggery; layout of a menage area and ground mounds. (Alternative to S/2009/0540 withdrawn 08/09/09)

Applicant: Mr F Scott

Executive Summary

This application involves the conversion of agricultural buildings to stables plus the provision of a menage at Kiln Farm. Issues to consider include the impacts of the proposal on the Green Belt and Conservation Area, the effects on residential amenity and highway safety, and issues of nature conservation and agricultural land quality.

Recommendation(s) Approval

Justification

The proposals are acceptable in respect of Green Belt and Conservation Area issues, and they will not have an unacceptable detrimental impact on residential amenity, highway safety, agricultural land quality and nature conservation.

Conditions

1. T-1 Full Planning Permission Time Limit
2. X1 Compliance
3. M-2 Materials (sample)
4. The proposed lighting shall not be used outside the hours of 0700 hours and 2100 hours.
5. H-1 Remove existing vehicular/pedestrian access
6. H-2 New vehicular/pedestrian access
7. H-6 Vehicle parking and manoeuvring
8. P-7 Foul Waste
9. The stables shall be for private use only and shall not be operated on a commercial livery basis or as a riding school.
10. The recommendations specified in the report 'Inspection and Assessment in Relation to Bats & Breeding Birds' shall be carried out in full for the duration of

the construction works.

11. A barn owl nest box and swallow nest boxes shall be provided on site before the stables are occupied in accordance with a scheme to be first approved in writing by the Local Planning Authority.
12. Within 2 months of the menage becoming redundant, a scheme for the land's restoration to agriculture shall be submitted to and approved in writing by the Local Planning Authority and the restoration shall take place within an agreed timescale.
13. There shall be no floodlighting at the site except for the lighting scheme shown on the approved plans.
14. L-4 Landscape Implementation

Reasons

1. RT-1
2. RX1
3. RM-2
4. In the interests of residential amenity and visual amenity and to accord with UDP Policy CS3.
5. RH-1
6. RH-2
7. RH-6
8. RP-7
9. In the interests of residential amenity and highway safety and to comply with Sefton UDP Policies CS3 and AD2.
10. To safeguard the conservation of species/habitats and to comply with Sefton UDP Policy NC2.
11. To safeguard the conservation of species/habitats and to comply with Sefton UDP Policy NC2.
12. To prevent the loss of best and most versatile agricultural land and to comply with Sefton UDP Policy GBC7.
13. In the interests of visual and residential amenity and to comply with Sefton UDP Policies EP7 and CS3.
14. RL-4

Notes

1. The applicant is advised that all works to the adopted highway must be carried out by a Council approved contractor at the applicant's expense. Please contact the Highways Section on 0151 934 4175 or development.control@technical.sefton.gov.uk for further information.

Drawing Numbers

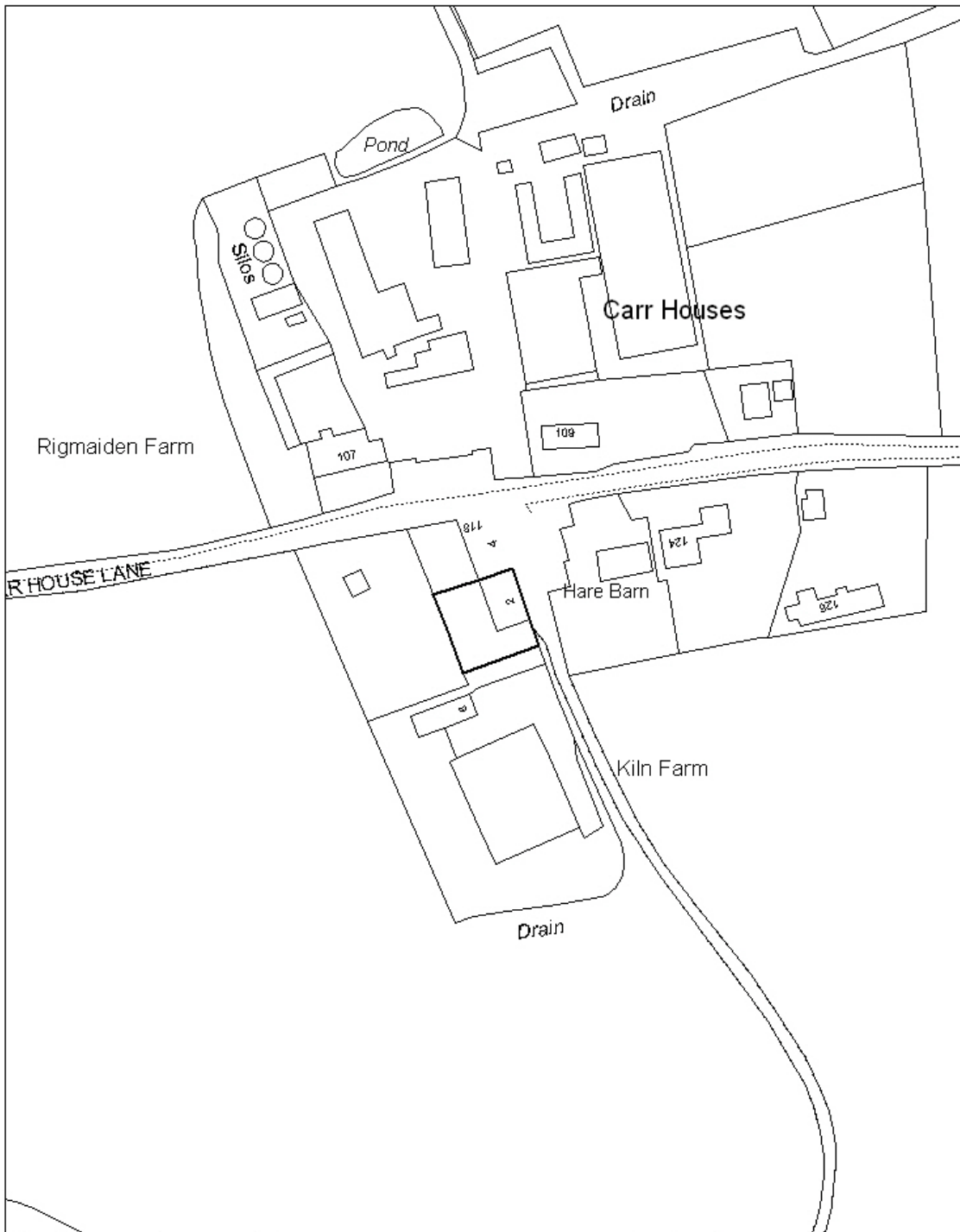
Drawing numbers 0919/Loc and 04 received 9/9/09, 0919/05 received 22/10/09, 0919/01B and 02A received 23/10/09 and 0919 LOC PLAN received 26/10/09

Financial Implications

CAPITAL EXPENDITURE	2006/ 2007 £	2007/ 2008 £	2008/ 2009 £	2009/ 2010 £
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
REVENUE IMPLICATIONS				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

List of Background Papers relied upon in the preparation of this report

History referred to
Policy referred to



Sefton Council Planning & Economic Regeneration Department Andy Wallis - Director <small>Planning & Economic Regeneration is part of the Regeneration & Environmental Services Directorate</small>	S/2009/0740 Kiln Farm Hall Lane Ince Blundell		Standard Site Plan Scale: 1:1250 Date: 28/10/2009 Drawn By: RO.BID on	
	OSGR: 332617, 403704	Sheet(s): 209C	Area: 429 sqm	
<small>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Sefton Council Licence No. 1000181921</small>			Ward(s): Ravenmeols Postcode Sector(s): L38 1 Polling District(s): P6 Parish(es): Ince Blundell Cp	

S/2009/0740

The Site

The site comprises Kiln Farm, a collection of agricultural buildings located on the west side of Hall Lane to the south of Carr House Lane. The site is within the Carr Houses Conservation Area and within a rural Green Belt setting. There are residential properties to the north of the site otherwise the site is surrounded by open agricultural land. The proposed ménage is to be provided on agricultural land.

Proposal

Conversion of agricultural building for use as a stable block with tack rooms; reconstruction of existing lean-to extension at rear of piggery to create washer/dryer room; replacement roof to existing piggery; layout of a ménage area and ground mounds. (Alternative to S/2009/0540 withdrawn 08/09/09)

History

S/2009/0540 - Conversion of agricultural building for use as a stable block and tack room including a single storey extension to the south elevation. Erection of a single storey extension to the rear of the piggery to create washer / dryer room and WC, layout of a ménage area and ground mounds. - Withdrawn 08/09/09.

S/2009/0272- Application to fell 1 no. tree at the entrance to Kiln Farm. - Approved 15/05/09

Consultations

Environmental Protection Director – no objection in principle. The luminaries for the outside lighting should be cowled / orientated to prevent light glare and overspill at adjacent residential dwellings. Recommend that the terminal hour for the proposed use of the external lighting scheme should not exceed 2200 hours. The proposed midden should have a solid base with adequate drainage to prevent foul water run off – standard condition required for a scheme to deal with foul waste.

Highways Development Control – no objections as there are no highway safety implications. Some minor works to the highway (verge and carriageway) will be required as a result of the changes to the vehicular access and the provision of a proposed pathway and field entrance. Add standard conditions / informatives regarding access and parking / manoeuvring areas.

MEAS – bat survey required due to proposal to replace piggery roof. Conditions required to secure provision of a barn owl nest box and swallow nest boxes. Hedgerow along Hall Lane should be higher than 1.5m forming an 'A' shape feature to provide ecological benefits. The amount of grazing land is sufficient. Ménage is to be located on Grade 2 agricultural land which is best and most versatile therefore Policy GBC7 applies. Excavated material from the construction of the ménage will be used to create a wildflower bank and beetle bank. This is supported as the material will be reused and not removed from the site. Condition required to ensure the land is restored to agricultural use should the ménage become redundant. Support the proposed rainwater recycling system.

Lighting Engineer – Luminaires they now propose will not give any of the glare and light overspill that comes with the floodlights they initially proposed. No objections.

CPRE Borough of Sefton Group – object on the basis of the scale of the proposed use ie 12 stables plus a ménage and do not consider planning conditions could be enforced to prevent a commercial enterprise. Proposal would generate considerable activity in addition to agricultural enterprise operating from the site and the proposal lacks adequate on-site parking. Proposal would harm the tranquillity and residential amenity enjoyed by residents of this quiet hamlet of Carr Houses Conservation Area. Location is ill-suited to equestrian activity with a lack of access to bridleways and no livery stables in the vicinity. Therefore recommend application is refused. If approval is recommended, we ask for greater clarity regarding the matter of change of use, details of the proposed brick wall and ménage fence. Proposed lighting should be unobtrusive and would wish to comment on any future proposals for flood lighting around the ménage.

The applicant has provided a response to the Sefton CPRE's letter and this is summarised as follows – the proposal is clearly not a commercial enterprise – we have 6 horses, soon to be 7 and this will rise to 8 with the birth of a foal in 2011. Our friends' horses will occupy 2 stables with 1 stable set aside for a groom's horse. Only 1 stable is not allocated which cannot be described as commercial. The proposal will not generate considerable activity as we will walk to the stables as we live only 50 metres away, the groom will arrive in the morning and leave at the end of the day, and there will be no visiting owners other than our 2 friends. Horse box movements will be lower than at present as the facilities we require will be on-site. The 90 acres of farmland not devoted to the horses have been let to a neighbouring farmer who will not have the use of the Kiln Farm buildings. There is a thriving commercial livery business nearby at Rigmaiden Farm where 5 of our horses are currently stabled. Hall Lane does have passing places.

Neighbour Representations

Last date for replies: 12/10/09 (neighbour letters)
16/10/09 (site notice)
21/10/09 (press notice)

Letter received from kiln Barn, 2 Kiln Lane expressing concern about the proposed external lighting and its potential to harm residential amenity and the special quality of the rural landscape within a Conservation Area. Any lighting should only be used from 7.30 am to 8 pm.

Policy

The application site is situated in an area allocated as Green Belt / Conservation Area on the Council's Adopted Unitary Development Plan.

AD2 Ensuring Choice of Travel

CS2 Restraint on development and protection of environmental assets

CS3 Development Principles
DQ1 Design
EP7 Light Nuisance
GBC1 The Green Belt
GBC2 Development in the Green Belt
GBC6 Landscape Character
GBC7 Agricultural Land Quality
GBC8 Equestrian Development
HC1 Development in Conservation Areas
NC2 Protection of Species

Comments

The main issues to consider include the principle of the proposals, impact on the openness and visual amenity of the Green Belt and on the character and appearance of the Carr Houses Conservation Area. The effects on residential amenity and highway safety are also important considerations as are the impacts on nature conservation and agricultural land quality.

The site lies within the Green Belt where the re-use of existing buildings is appropriate provided the proposals preserve the openness and visual amenity of the Green Belt. No extensions are proposed to the existing buildings although a brick wall is to be formed around an existing lean-to structure at the western end of the piggery building. Other external alterations to the buildings include a new slate roof on the former piggery building and some cladding on the front elevation of the main barns to enclose the stables. The proposals to re-use existing agricultural buildings in connection with the stabling of horses and the alterations to the buildings are considered acceptable in principle as it will preserve the openness of the Green Belt and will not harm its visual amenity.

The applicant proposes to use the majority (approximately 8) of the proposed 12 stables for his own use, his friends will stable their 2 horses at the site and 1 stable will be made available for the stabling of a groom's horse. The proposal will not, therefore, involve a commercial enterprise and the level of activity associated with the development will not be significant. There is a commercial livery yard at Rigmaiden Farm close to the site (planning permission granted 12/10/04 under ref N/2004/0926 for the erection of a block of 12 stables and hay store adjacent to the existing barn and a ménage at rear in the adjoining field).

The applicant advises that there will be 40 acres of land used for grazing at Kiln Farm which will provide at least twice the recommended minimum of 0.4 hectares per horse. He is also proposing to create bridleways on their own land which totals over 130 acres. The proposals therefore comply with Policy GBC8 on equestrian development.

The agricultural buildings at Kiln Farm lie within the Carr Houses Conservation Area. The proposals are considered to be in keeping with the character and appearance of the rural Conservation Area by using appropriate materials with suitable boundary treatments and landscaping features.

The proposal is not considered to have any significant detrimental impact on nearby residential amenity due to the low key nature of the activities involved. The neighbours to the north of the site are concerned about the proposed lights fixed to the building. However, the Council's lighting engineer considers these will not cause undue glare or overspill and the applicant has agreed that these will not be operated outside the hours of 7 am and 9 pm. This is considered acceptable and can be controlled by condition.

Highways Development Control have raised no objections to the proposal on highway safety grounds. Three parking spaces are proposed at the rear of the main agricultural buildings and the applicant lives close by on Carr House Lane.

The proposal also involves the construction of a ménage (horse exercise area) measuring 60m by 20m and located on agricultural land to the south of the existing Kiln Farm agricultural buildings. The ménage will be enclosed by a 1m high post and rail fence and hedge. Mounding is to be formed from excavated material from the ménage. This will be formed to the west of the ménage and will provide a beetle bank and wild flower bank in accordance with Natural England's Stewardship Scheme. MEAS are satisfied with these proposals. They will not harm the openness and visual amenity of the Green Belt. In addition, they will not conflict with Policy GBC7 on agricultural land quality provided the land is made suitable for agricultural use should the ménage no longer be required.

MEAS have requested the submission of a bat survey prior to the application being determined as the proposal involves the removal of the existing roof on the former piggery and the piggery may provide a potential habitat for bats which are protected species. A survey for bats and breeding birds has been submitted. This advises that no recent or historic evidence of bats was found in the former piggery building and the potential for use is considered low. It concluded that there are no implications in relation to bats and breeding birds that would prevent conversion of the building and it would not result in the loss of bat roost potential or a site used by barn owls. The report makes recommendations in respect of contractors on site dealing with possible bat and bird sightings.

Contact Officer: **Mrs S Tyldesley Telephone 0151 934 3569**

Case Officer: **Mrs D Humphreys Telephone 0151 934 3565
(Tue, Thu & Fri)**