
MAIN CASE

Reference No: 17/01569/FUL

Proposal: Erection of a bank of 13 equestrian steel-framed mirrors

Site Address: 3 Church Farm Close Wentworth Ely Cambridgeshire CB6 3QL

Applicant: Dr & Mr J Le Miere

Case Officer: Catherine Looper, Planning Officer

Parish: Wentworth

Ward: Haddenham
Ward Councillor/s: Councillor Steve Cheetham
Councillor Mark Hugo
Councillor Stuart Smith

Date Received: 31 August 2017 **Expiry Date:** 8th February 2018
[S229]

1.0 **RECOMMENDATION**

- 1.1 Members are recommended to approve the application subject to the recommended conditions below. The conditions can be read in full on the attached appendix 1.
1. Approved Plans
 2. Time Limit
 3. Materials
 4. Restricted To Residential Use
 5. Arboricultural Method Statement

2.0 **SUMMARY OF APPLICATION**

- 2.1 The application seeks consent for the erection of 13 mirrors at one end of an existing ménage area. The surface level of the arena sits 7.5 inches above the external ground level. There is a 7 inch kickboard underneath the mirrors, and the mirrors then measure 6ft in height. Therefore the height of the proposed mirrors measured from external ground level would be 7ft 2.5". These mirrors would extend to a length of 19.8m along the southern edge of the ménage.
- 2.2 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>.

Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.

2.3 The application has been called into Planning Committee by Councillor Cheetham so that the concerns of neighbours and the Parish Council can be discussed.

3.0 **PLANNING HISTORY**

3.1

06/00206/FUL	Change of use to paddock and construction of stable block for personal use	Approved	26.04.2006
08/00176/FUL	Change of use to Ménage / Riding Arena.	Approved	23.04.2008

4.0 **THE SITE AND ITS ENVIRONMENT**

4.1 The site comprises a two storey detached dwelling with a detached garage and stable block to the rear. There are also paddocks, and a ménage arena on the site. The site is well screened from surrounding development by hedgerows and vegetation.

5.0 **RESPONSES FROM CONSULTEES**

5.1 Responses were received from the following consultees and these are summarised below. The full responses are available on the Council's web site.

Senior Trees Officer - This proposal is for equestrian mirrors to support a training arena. There is a hedge on the boundary of the arena potentially affected by the proposal. A detailed site plan has been submitted indicating the position of the mirrors in relation to the hedging. I have no objection to this application. The detailed site plan indicates the main supports for the mirrors will be outside the 1m root protection area afforded to hedging therefore, the hedge is unlikely to be damaged by the proposal. If the application is approved, I recommend a planning condition requiring a detailed Arboricultural Method Statement is submitted to include confirmation of the construction methods to be employed, ensuring that the construction processes will not damage the retained hedge and will include details of how hedge will be protected at all stages of the development. (TR5A). It is expected that supporting pins will be installed within the root protection area of the hedging and therefore the Method Statement will need to ensure that the implementation of the pins does not damage the existing hedge.

Parish - From the outset of development of Church Farm Close, the hedgerow against which the mirrors are proposed has been noted as an important native, species rich hedge and conditions were applied to planning permission 06/00206/FUL to ensure the ongoing management and protection of this important feature.

The Parish Council are very concerned that the proposal would see the erection of a 7 foot high solid barrier running 65 feet alongside the hedge and the potential this has to significantly damage the hedge.

The ecological impact of a solid barrier running approximately 65 feet in length, 7 feet high alongside the hedge will make it impossible for birds and other wildlife to access the hedge on the northern side.

The impact on the amenity of Number 4 Church Farm Close will be significant, especially in the winter months when the deciduous hedge loses its leaves. The natural light levels available to Number 4 Church Farm Close in winter will be significantly reduced as a result of the 7 foot high solid boundary.

In addition, whilst the Parish Council appreciate that the view from a property may change as a result of future planning, the implications for this proposal are that Number 4 Church Farm Close will have a view not dissimilar to a metal industrial unit – this is not in keeping with the rural setting of the properties and will cause a significant detrimental impact on the amenity of the property.

As per Condition 5 in Planning Consent 06/00206/FUL dated 26th April 2006, the Parish Council seek assurances that the equestrian facilities are not used for livery or any other commercial purpose.

Ward Councillors – Councillor S Cheetham

1) The hedgerow against which the mirrors are proposed has been noted as an important native, species rich hedge and conditions were applied to planning permission 06/00206/FUL to ensure the ongoing management and protection of this important feature.

2) The proposal also requires over 20 supporting struts, each to be secured into 9 inch diameter holes. This will clearly have a significant detrimental impact on the hedge.

3) The impact on the amenity of 4 Church Farm Close will be significant, especially in the winter months when the deciduous hedge loses its leaves. The natural light levels will also be significantly reduced as a result of the 7 foot high solid boundary.

4) In relation to point 3, 4 Church Farm Close will be looking effectively at a metal industrial unit – this is not in keeping with the rural setting of the properties and will cause a significant detrimental impact on the amenity of the property.

5.2 Neighbours – Four neighbouring properties were notified and the responses received are summarised below. A full copy of the responses are available on the Council's website.

- Objections raised due to impacts on the hedgerow and existing fencing.
- Previous application 06/00206/FUL was subject to conditions to protect the hedgerow and fencing.

- Loss of outlook and amenity to neighbouring occupiers due to height and width.
- Loss of light to hedgerow and to neighbouring dwelling.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

ENV 1 Landscape and settlement character

ENV 2 Design

6.2 Supplementary Planning Documents

Design Guide

6.3 National Planning Policy Framework 2012

7 Requiring good design

11 Conserving and enhancing the natural environment

6.4 Proposed Submission Local Plan 2017

LP22 Achieving Design Excellence

LP28 Landscape, Treescape and Built Environment Character, including Cathedral Views

7.0 PLANNING COMMENTS

7.1 The main issues to consider in the determination of this application are the impact it may have on the residential amenity of nearby occupiers and the impact it may have on the visual appearance and character of the wider area and the adjoining hedgerow. The principle of development for equestrian purposes is considered acceptable in this location due to the existing equestrian use of the site and the link to the ménage.

7.2 Residential Amenity

7.3 Concerns have been raised regarding the equestrian mirrors on the basis that this would create a loss of light and be overbearing on neighbouring occupiers. The proposed mirrors are approximately 6m from the closest part of the rear boundary, along which there is a tall hedgerow. The hedgerow would screen the majority of the mirrors from view, and although some parts may be more visible during winter months when the hedge loses its leaves, this is not considered to appear significantly overbearing on the neighbouring dwelling. The neighbouring dwelling at Number 4 is approximately 15m in distance from the position of the proposed mirrors.

7.4 The proposed equestrian mirrors are not considered to create significantly detrimental impacts on residential amenity due to the scale of the structure and the distance to the nearby dwellings. The structure does not create a visually dominant form of development and complies with Policy ENV2 of the East Cambridgeshire Local Plan 2015 and policy LP22 of the Proposed Submission Local Plan 2017.

7.5 Visual Amenity

7.6 Policy ENV1 of the East Cambridgeshire Local Plan 2015 and policy LP28 of the Proposed Submission Local Plan 2017 requires proposals to protect, conserve and enhance the pattern of traditional landscape features, the settlement edge, and the wider landscape setting.

7.7 The proposed equestrian mirrors are not excessive in scale and are positioned within an area which is screened from view from most of the wider landscape. This would not create a visually dominant form of development and is well related to the equestrian use of the site. The proposal is not considered to create any significantly detrimental impacts in terms of visual amenity or on the wider landscape setting.

7.8 Trees

7.9 Conditions were placed on the previous permission to change the use of the land to a paddock and construct a stable block (06/00206/FUL), to protect the hedgerow along the southern boundary of the site. Therefore details have been requested from the applicant to show the extent of the hedgerow and the positioning of the proposed mirrors.

7.10 The Trees Officer has reviewed the information submitted and does not object to the application. It is recommended that a condition requiring that a detailed Arboricultural Method Statement is submitted is placed on any grant of approval. This would include confirmation of construction methods to ensure that the hedgerow is not damaged and can be protected during development. The Trees Officer expects that the supporting pins will be installed within the root protection area of the hedging, and has advised that the Arboricultural Method Statement will need to ensure that the installation of the pins does not damage the hedge.

7.11 Planning Balance

7.12 The proposal complies with planning policy and does not create any significantly detrimental effects on the residential amenity of nearby occupiers or on the visual amenity and character of the wider area. The application is therefore recommended for approval.

8.0 APPENDICES

8.1 Appendix 1- Conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
17/01569/FUL	Catherine Looper Room No. 011	Catherine Looper Planning Officer
06/00206/FUL 08/00176/FUL	The Grange Ely	01353 665555 catherine.looper@e astcamb.gov.uk

National Planning Policy Framework -

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

East Cambridgeshire Local Plan 2015 -

<http://www.eastcamb.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>

APPENDIX 1 - 17/01569/FUL Conditions

- 1 Development shall be carried out in accordance with the drawings and documents listed below

Plan Reference	Version No	Date Received
ELEVATIONS		24th November 2017
DETAILED SITE PLAN		24th November 2017
LOCATION PLAN		31st August 2017
BLOCK PLAN		31st August 2017

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 The materials to be used in the construction of the external surfaces shall be as specified on the application form and approved plans. All works shall be carried out in accordance with the approved details.
- 3 Reason: To safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 and policies LP22 and LP28 of the Proposed Submission Local Plan 2017.
- 4 The ménage hereby permitted shall be used by the occupants of 3 Church Farm Close for their own personal enjoyment incidental to the dwelling, and not as a riding school or any other business or commercial use.
- 4 Reason: The application has been assessed as acceptable and complying with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 and policies LP22 and LP28 of the Proposed Submission Local Plan 2017 on this basis.
- 5 No development shall take place until a detailed Arboricultural Method Statement (AMS) has been submitted and approved in writing by the Local Planning Authority. The AMS shall include justification and mitigation for any tree or hedge removal proposed and details of how trees and hedges will be protected at all stages of the development. Recommendations for tree surgery works and details of any tree surgery works necessary to implement the permission will be required as will the method and location of tree protection measures, the phasing of protection methods where demolition or construction activities are essential within root protection areas and design solutions for all problems encountered that could adversely impact trees and hedges (e.g. hand digging or thrust-boring trenches, porous hard surfaces, use of geotextiles, location of site compounds, office, parking, site access, storage etc.). All works shall be carried out in accordance with the agreed AMS.

- 5 Reason: To ensure that the trees and hedgerow on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 and policies LP22 and LP28 of the Proposed Submission Local Plan 2017. The condition is pre-commencement in order to ensure that the protection measures are implemented prior to any site works taking place to avoid causing damage to trees and hedgerow to be retained on site.