

November 2024

Proposed Multi-Purpose Storage Building, Retention of Extended Yard Area and Change of Use of Hay and Straw Store to Stable (Part Retrospective)

Supporting Statement/Design and Access Statement

at

**Nutbean Farm
Nutbean Lane
Swallowfield
Reading
RG7 1XL**

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RG8 0RR

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1 Introduction

- 1.1 Mr Jem Dance (applicant) has instructed Reading Agricultural Consultants Ltd (RAC) to submit a planning application for a proposed storage building, as well as seeking retrospective planning permissions for an extended yard area and the change of use of hay and straw store to a stable, at Nutbean Farm, Nutbean Lane, Swallowfield, Reading, RG7 1XL.
- 1.2 The planning application is a resubmission of an application for a similar development which was refused on the 4th September 2023 (ref: 231580). The decision notice is provided in Appendix 1 and the Officer Report is provided in Appendix 2).
- 1.3 The reasons for the refusal of the building were as follows:

“1. The proposals represent excessive encroachment of development that would fail to conserve and enhance the intrinsic character and beauty of the countryside for which there is inadequate justification. The development has a harmful urbanising impact on the character and appearance of the countryside due to the presence of significant height, bulk and mass of built form and hardstanding to the detriment of its visual amenities The proposal is contrary to the National Planning Policy Framework 2021, Policies CP1, CP3 and CP11 of the Core Strategy 2010, Policies CC02, CC03 and TB21 of the Managing Development Delivery Local Plan 2014 the Borough Design Guide Supplementary Planning Document 2012.

2. The proposals, by reason of their scale and inappropriate design and siting, is out of keeping with the rural valley and pastoral landscape character of the surrounding area. It has a detrimental impact on the landscape and is harmful to the visual amenity of the area. The proposal has an urbanising impact on a previously development field that is inappropriate in this location and detrimental to the established tranquil character. The proposal does not retain or enhance the condition, character and features of the River Blackwater Valued Landscape and Farley Hill Wooded Sand and Gravel Hills Landscape Character Area. The proposal is contrary to the National Planning Policy Framework 2021, Policies CP1, CP3 and CP11 of the Core Strategy 2010, Policies CC01, CC02, CC03 and TB21 of the Managing Development Delivery Local Plan 2014 the Borough Design Guide Supplementary Planning Document 2012.”

- 1.4 This statement seeks to outline how these reasons for refusal have been overcome in this revised planning application, sets out the need for the proposed development, outlines the

changes to the proposed design and includes an assessment of the new development in terms of the requirements of relevant National and Local Development Plan Policies.

2 Background

- 2.1 Nutbean Farm extends to approximately 2.9ha, of which 0.6ha forms the residential curtilage of the farmhouse, and 2.3ha is in equestrian use. Of this equestrian land, approximately 2.1ha is in pasture for grazing.

Figure 1: Aerial Photograph of Holding and Surrounding Area



- 2.2 The property is bounded to the north and west by Farley Hall Equestrian Centre, to the east by the woodland known as Fir Grove, and to the south by Nutbean Lane. Land-use in the area is generally arable, interspersed with occasional equestrian holdings, including a non-commercial equestrian holding at Wheelers Farm Cottage, to the south of Nutbean Farm.
- 2.3 The applicant and his family have lived at Nutbean Farm for 17 years. During this time there have been a number of planning application associated with the property. A selection of more significant planning applications at Nutbean Farm include the following:
- 233078 - Full application for the proposed erection of 8no. 6m lighting columns to accommodate existing manège -withdrawn;
 - 231586 - Full application for the proposed change of use of land and 2no. buildings from agricultural to a dog day care business and associated canine exercise area, plus extended vehicular access/yard area and changes to fencing (part-retrospective) – approved;

- 231580 - Full application for the proposed erection of an equestrian storage building and associated yard area (Part Retrospective) – refused;
- (21975) - Full application for the proposed change of use of land from agricultural to equestrian plus erection of 2 no. stable buildings with associated hardstanding, the creation of a manège and extended vehicular access (part retrospective) - approved;
- (F/2009/0115) Proposed conversion of existing loft space to additional living accommodation - refused;
- (L152414 and L152415) Householder application for a single storey side extension with basement - approved; and
- (L182838) Householder application for the proposed erection of an ancillary outbuilding following demolition of existing shed - approved.

2.4 The applicant and his family own four small horses and one large horse, a change from the sizes and types detailed in planning application for the stables, manège and change of use of the land to equestrian (ref: 21975).

Figure 2: The Stable Buildings Permitted by Planning Application Ref 21975 Under Construction showing increase in permitted yard area to the right of photo



Machinery Storage

- 2.5 In order to manage the land at Nutbean Farm Mr Dance currently has a number of items of machinery. This equipment is currently stored outside or in inappropriate facilities which are too small to provide adequate access. The planning officers report for the refusal of the previous planning application for a storage building (ref: 231580) detailed a number of items of machinery which they considered were not required on a holding of this size and type. These include the following: Thwaites 3-tonne dumper; New Holland E30.2SR excavator; TCM 15 forklift; hedgecutter and roller, as well as the hand tools. The dumper, excavator and forklift and hand tools have been removed from the list of machinery and tools requiring storage and the associated calculations in Appendix 3.
- 2.6 Machinery and tools requiring storage at the holding are outlined in Table 1 below.

Table 1: Inventory of Equipment that Requires Storage

Equipment	Use
McCormick X4 tractor	Required for pasture management fieldworks. Including: • Harrowing; • Topping; • Seeding; • Fertilising; • Rolling; • Spraying; • Hedge cutting. (some of the tractor equipment is currently rented, but will be purchased over time)
JCB 516-40 Loadall tele-handler	For moving hay and straw at the holding. For moving and loading manure. For moving temporary field shelters.
Crop sprayer	For spraying off weeds/pests when horses aren't grazing.
Hedgecutter	For maintaining hedgerows at the holding.
Roller	Tractor drawn - For flattening land which has becomes boggy and poached during the winter.
John Deere Compact tractor 1026R	Standard agricultural tractor too large to use on manège. Small compact tractor required to pull manège grader.
Manège grader	Used to flatten and maintain surface of manège.

- 2.7 The external storage of machinery results in deterioration of the equipment over time, as rainfall causes corrosion, and sunlight causes degradation of rubbers and plastics. Furthermore, the visibility of equipment from Nutbean Lane and the site's isolated location means that the equipment is vulnerable to theft.

Hay and Straw Storage

- 2.8 The proposed storage building would also be used to store hay and straw. Although the stables permitted by planning permission ref: 21975 did include a small area of hay and straw storage¹, the use of this storage is no longer be available as it is now used as a stable. Previously, the single stable and tack room located in the north-west of the holding was used for hay and straw storage and stabling, and more latterly, exclusively for hay and straw storage. However, this building is no longer available following the change of use to a dog daycare enterprise, approved under application reference 231586 in 2023. The re-purposing of the hay and straw store at the stable block means that the holding has no weatherproof hay and straw storage.
- 2.9 Horses require additional forage during the winter months when grass is scarce, and paddocks need to be rested to avoid overgrazing and poaching. Hay will deteriorate rapidly if it becomes wet – it becomes unpalatable at best and at worst can develop mould which can cause abortion and death in livestock. Wet hay is much more likely to grow mycotoxins, bacteria caused by mould spores and fungus in the hay which will lead to a variety of issues. These include the horses refusing to eat the hay offered, reduced nutrient absorption and respiratory disease. In the worst cases the mould spores and bacteria can cause organ damage leading to death.
- 2.10 It is similarly important to ensure the straw used to bed down horses is kept clean and dry. Much like hay, if the straw is allowed to get wet it will quickly start to rot and be unusable for bedding. If horses are bedded on wet straw, they can quickly develop respiratory issues and bacterial infections.

3 Proposed Development (Design and Access Statement)

Use

- 3.1 In order to provide secure storage for the machinery used at the holding and for the hay and straw required by the horses, it is proposed to construct a multipurpose storage building to be located adjacent to the existing stables.
- 3.2 The extended yard area is required to enable larger vehicles to be able to turn on the hard surface without the need to traffic onto the adjacent pasture.

¹ With 32.85m³ of usable hay and straw storage volume.

- 3.3 The change of use of the straw and hay store in the existing stable building has been converted to a stable the applicants fifth horse as there is no alternative accommodation.

Layout

- 3.4 The layout and the position of the building has taken into account the reasons for refusal given in the Decision Notice and the officer's report to planning decision ref: 231580. The proposed building has been moved into the corner of the field and adjacent to the existing stables and the garden pond. The building would be located to the west of the manège, adjacent to the existing track which runs between the yard area and the manège. The proposed location significantly constrains the layout and size of the building, with the design taking full advantage of the space available in this area.
- 3.5 Due to site constraints, the proposed building has a stepped design, both in terms of the floor plan and the internal floor level.
- 3.6 The position of the extended hardstanding and hay/straw which has been converted to a stable is shown on Drawing RAC/9855/17.

Scale

- 3.7 Elevations of the proposed building are provided in Drawing RAC/9855/18 which accompany this planning application. The proposed building is smaller than that proposed by planning application ref: 231580, measuring approximately 17.7m long by 7.0m wide on the north-east end and 5.5m wide at the south-west.
- 3.8 The building is also lower than the previous application in an attempt to minimise its impact on the wider landscape and to make it more in scale with the adjacent stables. The height of the building varies due to the sloped site. It would be 2.7 to 3.34m above existing ground level to eaves and 4.73m to 5.1m to ridge. The southern end of the building would be lower at 4.94m to ridge above adjacent ground level. The building would have an external floor area of 117.5m², split into two areas with (north-east (NE), and south-west (SW)). The usable internal floor area of the NE section would be 83.0m², with the SW section measuring 20.1m². The building would have a volume of 437.3m³ (using external measurements).
- 3.9 The floor area of the proposed building has been based upon the storage requirements of the holding: these are provided in Appendix 3. In summary, the machinery currently owned by the holding would require a storage area of approximately 31m². However, this area does not allow for additional space for manoeuvring or take account of the design of the building, as the layout

does not lend itself to maximising the storage area. For example, the smaller 'stepped down' SW storage area to the south of the building only realistically allows for the storage of the tractor and some hand tools on the walls. In the NE section, the hay and straw needs to be stored away from the entrance to the building in order to allow daily access to the feed and bedding further reducing the area of available for equipment storage. In order to take account of this additional space required for access, a 50% allowance for manoeuvrability has been added to the machinery storage calculations for this section.

- 3.10 In addition, a hay and straw storage requirement of approximately 46m² (121m³ stacked at 2.66m high), has been calculated using standard data provided in the Equine Business Guide². The storage requirements are for five-months of hay (maximum expected winter period with no access to quality grazing) and six-months of straw (bulk purchase at harvest to take advantage of reduced purchase price).
- 3.11 The 8.6m wide hardstanding which was permitted by planning permission ref: 21975 does not provide enough turning space for larger vehicles. As such the hardstand has been extended by 4m to 12.6m wide, and a total area of 77.6m².
- 3.12 The hay and straw store in the existing stable building which has been converted to a stable measures 4.0m by 3.7m internally. This is slightly smaller than the British Horse Society's recommended size of 3.65m by 4.26m for a large horse.

Appearance

- 3.13 The proposed building would be a steel portal frame construction comprising three bays. The south-east elevation would have two sets of wooden doors to allow access for machinery and materials. The building would be timber clad and tiled to match the adjacent stable buildings.

² Agro Business Consultants (ABC) (2022) Equine Business Guide, 8th Edition.

Figure 3: View of development site



Access

- 3.14 The planning application also seeks retrospective planning permission for a 4m extension to the stables yard area which was extended over and above that permitted by planning permission to allow adequate space for the turning of larger vehicles.
- 3.15 Access into the site for vehicular traffic would be using the existing gravelled drive from the properties main entrance onto Nutbean Lane.

4 Planning Policy

National Planning Policy

- 4.1 Paragraph 88 the National Planning Policy Framework (NPPF) is relevant to the proposed development stating (*inter alia*): “Planning policies and decisions should enable... (c)... leisure developments which respect the character of the countryside...”
- 4.2 Paragraph 135 of the NPPF is a more general policy relating to the design of the development. This states (*inter alia*):

“Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);...”*

- 4.3 Paragraph 180 of the NPPF requires that:

“Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;...”*

Local Planning Policy

- 4.4 Policy CP3 (General Principles for Development) of the Wokingham Borough Core Strategy Development Plan Document (Adopted – 29 January 2010), states (*inter alia*):

“Planning permission will be granted for proposals that:

- a) Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life;*
- b) Provide a functional, accessible, safe, secure and adaptable scheme;*
- c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.*
- d) Maintain or enhance the ability of the site to support fauna and flora including protected species;...*
- ... f) Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping;..."*

4.5 Policy CP11 (Proposals outside Development Limits (including countryside)) states (*inter alia*):

In order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where:

- 1) It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and*
- 2) It does not lead to excessive encroachment or expansion of development away from the original buildings;..."*

4.6 Supplementary local planning guidance on landscape is provided in the adopted Managing Development Delivery Local Plan. Policy TB21 (Landscape Character) states that:

- "1. Proposals must demonstrate how they have addressed the requirements of the Council's Landscape Character Assessment, including the landscape quality; landscape strategy; landscape sensitivity and key issues*
- 2. Proposals shall retain or enhance the condition, character and features that contribute to the landscape."*

5 Policy Appraisal

5.1 The following appraisal addresses two key questions:

- a) Is the proposed building required for the existing equine use of the holding?
- b) Would the proposed building maintain the high quality of the rural environment. In particular would the building, subject of this application, be of appropriate scale, layout, constructed of suitable materials, visually attractive and suitably landscaped in order that it has a limited impact on the local landscape, visual amenity or setting of a listed building?

The Equine Need for a Storage Building

5.2 Although relatively small, Nutbean Farm has similar land management requirements to larger holdings. As alluded to in Table 1, the ongoing management of grassland requires a number of operations to maintain good pasture³. This is especially true for equine holdings which have limited grazing opportunities for horses, where the potential for rotational grazing is limited.

Necessary operations include:

- harrowing - has a variety of benefits for pasture including: removal of dead grass from the base of healthy grass; levelling uneven and poached ground; and helping to remove lightly rooted weeds;
- topping - improves the pasture by encouraging the grass to establish a thick turf, encourages new leaf growth and decreases the opportunity for weeds to grow;
- seeding – to re-establish pasture on land which has become bare over the winter;
- fertilising – to ensure soil has appropriate nitrogen, phosphorus and potassium levels for plant growth. Specialist slow releasing fertilisers are used to avoid production of rich grass which can lead to colic, laminitis or obesity;
- rolling - uneven, rutted and poached land benefits from rolling when the ground has dried out in spring;

³ More detailed descriptions of necessary operations provided by the British Horse Society in their guidance document “Advice on Pasture Management”. Available online here: <https://www.nationalponysociety.com/wp-content/uploads/2019/02/Pasture-Management-BHS.pdf>

- spraying – for weed management as horses avoid eating weeds, which if allowed to spread will reduce the amount of available grass.

- 5.3 Other operations undertaken at equestrian holdings, include the movement of feed and bedding, the transfer of manure, upkeep of the manège, and general upkeep of trees/hedgerows/ditches etc. All of the equipment outlined in Table 1 is typical of those found of agricultural/equestrian holdings.
- 5.4 It is clear, therefore, that the holding requires a range of machinery to effectively manage the land, facilities, and for ongoing operations. The floor area necessary for the storage of this equipment has been calculated and is provided in Appendix 3. It should be noted that with the exception of the roller and hedge cutter, all of the equipment which the Planning Officer considered was unnecessary on a holding of this size has not been used to justify the size of the storage building. The proposed building would also be used for the covered storage of seed, fertilisers and chemicals as and when required.
- 5.5 The need for covered hay and straw storage at equestrian holdings is well established for reasons already discussed in this report. The hay and straw storage which was previously used at the holding is no longer available due to the change of use of the building as canine accommodation to support the dog daycare enterprise. The hay and straw store which formed part of planning application ref: 21975 is currently used as a stable for the applicant's horses, the change of use of which forms part of this planning application. Furthermore, this hay and straw store only provided for approximately one-month's storage, requiring feed and bedding to be purchased throughout the winter period when it is most expensive.
- 5.6 Given the above, it is considered that the proposed building meets criterion (1) of Core Strategy Policy CP11 in that it "...contributes and/or promotes recreation in, and enjoyment of, the countryside...". Matters of siting and design are discussed below.

Siting, Design and Associated Landscape and Visual Impacts

- 5.7 The two reasons given for the refusal of planning application ref: 231580 both relate to the impact of the proposed building on the local landscape and visual amenity by way of its location, height, size, and bulk. Given this, the siting and design of the development in this revised application has sought to minimise these impacts as far as possible whilst maintaining a building which is adequate for its proposed use.

Siting

- 5.8 The proposed building has been moved down the slope to the corner of the field so that it now sits to the south-west of the stable buildings, approximately 0.3m lower than the adjacent yard area. The site of the proposed building would not encroach into the field, as it would sit on a small plot of land between the manège access track and the field boundary as shown in Figure 3 above and Drawing RAC/9855/17 Site Plan. Furthermore, with the building sited at a lower level than the stable buildings it would appear subservient to the existing group of buildings, reducing its impact on the landscape.

Figure 4: View of development site from Nutbean Lane (taken from Officer Report ref: 231580)



- 5.9 The visibility of the new building from Nutbean Lane was a concern in the Planning Officer report for the previous planning application (ref: 231580). Its new position left of the buildings shown in Figure 4 below would ensure that it would not interrupt views from Nutbean Lane, with existing buildings and vegetation providing a backdrop to the development, greatly reducing its impact. Planting required by Condition 9 of planning permission ref: 21975, discharged by application ref: 220941, would also screening much of the development. It should be noted that because the proposed building is to be located on land previously required for planting, a revised landscape mitigation plan is submitted with this planning application (as shown on Drawing RAC/9855/19).

- 5.10 It is not thought that the slight extension to the hardstanding area would create any significant landscape impacts.

Design

- 5.11 The design of the proposed building is similar to the previous planning application, in that external materials match those of the adjacent stable buildings rather than more typical standard (agricultural) cladding and roofing sheets. This has been done to minimise the impact of the new structure on the landscape and the setting of the nearby listed farmhouse. It is considered that the use of these materials will ensure that the buildings form a discrete group when seen from various viewpoints in the locality. Following comments from Wokingham BC's Built Heritage Officer to the request for pre-application advice (for the previous planning application), the doors to the proposed building would be hung wooden doors.
- 5.12 The overall height of the building has been reduced as far as possible in response to the comments from the planning officer to the previous planning application. The eaves height of the building is governed by the height of the doors, with 3m being the minimum height suitable for agricultural tractors (3.3m is preferred for larger tractors). Doors of this height have been provided at the south-western end of the building where it is proposed to store the tractor, with a lower eaves height of 2.7m provided at the north-eastern end where a 3m eaves height isn't required.
- 5.13 As the pitch of the roof of the proposed building matches the adjacent stables (30 degrees being the minimum for heavy clay tiles), it does mean that the overall height of the structure would be taller than if it had a more typical 15-degree pitch of a standard agricultural storage building. However, even with this steep pitch the proposed building would only be 0.19m taller than the adjacent stables as it is sited on lower land and 0.4m lower than the building previously proposed (at this northern end).
- 5.14 The south-west gable end of the roof of the building has been 'hipped' to reduce the overall bulk of the structure. Furthermore, as this part of the building is narrower, it reduces the height and introduces a 'stepped' feature into the design which reduces the overall bulk, especially when viewed from Nutbean Lane.

Siting and Design Appraisal

- 5.15 Given the number of changes which have been made to the proposed building, it is considered that the alternative siting and design are adequate to overcome the previous reasons for refusal and concerns of the Planning Officer with regards to the impact on the landscape and visual

amenity. It is considered that the proposed development is fully compliant with national and local planning policy in that it would be visually attractive, appropriately sited and screened by vegetation; it would be sympathetic to local heritage and landscape. The proximity of the building to the stable buildings, its orientation and size would ensure that it would not “...lead to excessive encroachment or expansion of development away from the original buildings” or would “...fail to conserve and enhance the intrinsic character and beauty of the countryside”

- 5.16 As such, the proposed development is fully compliant with criteria (a), (b) and (c) of NPPF Paragraph 135, criteria (a) and (b) of Paragraph 180, criteria (a), (b), (c) and (f) of Core Strategy Policy CP3, criterion 2 of Core Strategy Policy CP11 and criterion 1 of supplementary guidance policy TB21.

6 Conclusions

- 6.1 In the light of the foregoing appraisal, it is concluded that:
- a) a building is required to store machinery associated with the ongoing maintenance of the holding, with adequate storage for feed and bedding also required;
 - b) the storage area of the building is of an appropriate size for the machinery, feed and bedding which is to be stored;
 - c) the building has been sited and designed to assimilate closely with the existing buildings on site and to minimise its impact on the wider landscape; and
 - d) the proposed development will better equip the holding to manage the grazing land on the holding, ensuring that the land can be maintained and enhanced to reach its grazing potential.

**Appendix 1: Decision Notice Ref: 231580 - Full application for the proposed
erection of an equestrian storage building and associated yard area**



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

**TOWN AND COUNTRY
PLANNING (ENGLAND) 1990**

Mr Alex Lawrence
Reading Agricultural
Consultants
Gate House
Beechwood Court
Long Toll, Woodcote
RG8 0RR

NOTIFICATION OF REFUSAL OF PLANNING PERMISSION

Application Number: 231580
Applicant Name: Mr Jem Dance
Site Address: Nutbean Farm, Nutbean Lane, Swallowfield,
Wokingham, RG7 1XL
Proposal: Full application for the proposed erection of an
equestrian storage building and associated yard
area. (Part Retrospective)
Date of Decision: 4 September 2023

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **refuses permission** for carrying out the above development as stated in the application and the accompanying plans submitted to the Council for the reason(s) specified hereunder.

Reasons

1. The proposals represent excessive encroachment of development that would fail to conserve and enhance the intrinsic character and beauty of the countryside for which there is inadequate justification. The development has a harmful urbanising impact on the character and appearance of the countryside due to the presence of significant height, bulk and mass of built form and hardstanding to the detriment of its visual amenities. The proposal is contrary to the National Planning Policy Framework 2021, Policies CP1, CP3 and CP11 of the Core

Strategy 2010, Policies CC02, CC03 and TB21 of the Managing Development Delivery Local Plan 2014 the Borough Design Guide Supplementary Planning Document 2012.

2. The proposals, by reason of their scale and inappropriate design and siting, is out of keeping with the rural valley and pastoral landscape character of the surrounding area. It has a detrimental impact on the landscape and is harmful to the visual amenity of the area. The proposal has an urbanising impact on a previously development field that is inappropriate in this location and detrimental to the

established tranquil character. The proposal does not retain or enhance the condition, character and features of the River Blackwater Valued Landscape and Farley Hill Wooded Sand and Gravel Hills Landscape Character Area. The proposal is contrary to the National Planning Policy Framework 2021, Policies CP1, CP3 and CP11 of the Core Strategy 2010, Policies CC01, CC02, CC03 and TB21 of the Managing Development Delivery Local Plan 2014 the Borough Design Guide Supplementary Planning Document 2012.

Informatives

1. If you intend to submit an appeal to be considered as a Public Inquiry you must notify the Local Planning Authority (**planning.appeals@wokingham.gov.uk**) and Planning Inspectorate (**inquiryappeals@planninginspectorate.gov.uk**) at least 10 days before you submit the appeal.
2. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, pre-application advice was sought and advice was given regarding the proposal's association with the site's equine use. Upon assessment of this application it was concluded that a solution was not possible as the development was considered unacceptable in principle.

Signed

MHead

Marcia Head

Head of Development Management - Place & Growth

Date: 4 September 2023

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



WOKINGHAM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS TOWN AND COUNTRY PLANNING (ENGLAND) 1990

Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure) Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Purchase notices: If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council which will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within the timeframes set out below. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

12 weeks from the decision date above in the case of a refusal of a 'householder' application:
Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or,
Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application.

12 weeks from the decision date above in the case of a refusal of a 'minor commercial' application:
Being the refusal of an application for development of an existing building or part of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5

where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.

6 months from the decision date above in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.

6 months from the decision date above in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

In the event of a grant of planning permission, please note the following:

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing 'Form 2', the assumption of liability notice, is a statutory requirement for the liable party(ies) to be completed for all CIL liable applications. Advice on how the Regulations may impact you and how you can properly discharge the relevant legal requirements including paying any relevant CIL charge that may be due is available on our [Community Infrastructure Levy advice \(wokingham.gov.uk\)](http://wokingham.gov.uk) website pages.

Discharge of Conditions: This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the [Planning Portal](#).

Street Naming and Numbering for new dwellings: If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 16 weeks before the commencement on site to arrange for an address and post code to be allocated. Details can be obtained from streetnamingandnumbering@wokingham.gov.uk. Failure to contact the street naming and numbering department at least 16 weeks before commencement on site will result in the addressing and post code for the development being delayed.

Access to privately owned land: The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

Gas Mains and Services: Building over a gas main or service that is located within your site could cause damage to pipework or potential gas leaks within buildings. You should check for information relating to services within your site at [Home - LinesearchbeforeUdig \(lsbud.co.uk\)](http://lsbud.co.uk) and contact the Plant Protection Team at SGN on 0800 912 1722 or plantlocation@sgn.co.uk.

Building Regulations: The development subject to this permission may also require Building Regulation approval to ensure it is built to national safety, design, and environmental standards. The Council's Local Authority Building Control (LABC) service offers a full range of plan approval, inspection, and associated services through an ISO9001 nationally accredited team of qualified building surveyors. These surveyors work closely with the Council's planning department to ensure the appropriate construction of your build. To find out more visit the Council's [Building Control website](#) or call 0300 790 0580 to speak to a member of the team.

Fire Regulations: In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.

**Appendix 2: Officer Report Ref: 231580 - Full application for the proposed
erection of an equestrian storage building and associated yard area**

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	231580
Site Address:	Nutbean Farm, Nutbean Lane, Swallowfield, Wokingham, RG7 1XL
Expiry Date:	5 September 2023
Site Visit Date:	13 July 2023
Proposal: Full application for the proposed erection of an equestrian storage building and associated yard area. (Part Retrospective)	

PLANNING CONSTRAINTS/STATUS

Listed Building
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – **Countryside**
Great Crested Newt Consultation Zone – **Green Risk Zone**
Minerals Site Consultation Area
Nuclear Consultation Zone – **12km Zone**
Tree Preservation Orders
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Listed Building Buffer Zone

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP4 – Infrastructure Requirements CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage

	TB21 – Landscape Character TB22 – Sites of Urban Landscape Value TB23 – Biodiversity and Development TB24 – Designated Heritage Assets
Other	National Planning Policy Guidance (NPPG) Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List National Design Guide

PLANNING HISTORY Including Nutbean Farmhouse		
Application No.	Description	Decision & Date
222124	Application for submission of details to comply with the following condition of planning consent 211975 dated 09/12/2021. Condition 3 external materials.	Approved 25/08/2022
221537	Application to vary condition 1 of planning consent 211975 for the proposed change of use of land from agricultural to equestrian plus erection of 2 no. stable buildings with associated hardstanding, the creation of a manège and extended vehicular access (part retrospective). Condition 1 refers to the approved details and the variation is to allow an increase the pitch of the roof of the approved stable buildings from 16 degrees to 30 degrees to allow for a clay tiled roof to match nearby buildings (part retrospective).	Approved 24/06/2022
220941	Application for submission of details to comply with the following condition of planning consent 211975 dated 09/12/2021. Condition 2 Programme of Archaeological Works 3 External materials 5 Manure Storage 8 Protection of Trees 9 Landscaping.	Split Decision 10/05/2022
212304	Application to vary condition 2 of planning consent 182838 for the proposed erection of an ancillary outbuilding following demolition of existing shed. Condition 2 refers to the approved documents and the variation is to allow changes to internal layout and fenestration including addition of 2 no. rooflights. (Retrospective).	Approved 24/08/2021
211975	Full application for the proposed change of use of land from agricultural to equestrian plus erection of 2 no. stable buildings with associated hardstanding, the creation of a manège and extended vehicular access (part retrospective).	Approved 09/12/2021

210284	Full application for the proposed change of use of land from agricultural to equestrian plus erection of 2no stable buildings with associated hardstanding and creation of a manège.	Withdrawn 13/05/2021
202714	Application for Listed Building consent for the proposed single storey side extension to dwelling with glazed infill, plus the erection of basement with 1no. rooflight.	Approved 21/12/20
202713	Householder application for the proposed single storey side extension to dwelling with glazed infill, plus the erection of basement with 1no. rooflight.	Approved 21/12/2020
190061	Application for the submission of details to comply with the following condition of planning consent 182838 dated 28/11/2018: 3. Materials.	Approved 06/02/19
182838	Householder application for the proposed erection of an ancillary outbuilding following demolition of existing shed.	Approved 28/11/18

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No objections
WBC Drainage – No objections subject to condition(s)
WBC Highways – No objections
WBC Growth & Delivery (Planning Policy) – No objections
WBC Landscape and Trees - Objections
WBC Built Heritage Officer – No objections
WBC Cleaner and Greener – No comments received

External

South East Water – No comments received

REPRESENTATIONS

Parish/Town Council	Swallowfield Parish Council - No comments to make on this scheme.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is a sloping 2.37 hectares (5.86 acres) field located within the

designated Countryside.

The west of the site comprises of Nutbean Farmhouse, which is a Grade II listed building. To the south-west of the farmhouse is a vehicular access, an residential outbuilding and pond.

The field to the east of the main residential dwelling on the site (subject to this application) was previously in use for agriculture but was granted a change of use to equestrian in December 2021 under planning consent 211975. This change of use also approved the erection of 2no. stable buildings with associated hardstanding, the creation of a manège and an extended vehicular access. The approved equestrian use is for a private leisure use for the occupiers of Nutbean Farmhouse only and this is secured by condition. The equestrian use does not comprise a commercial enterprise.

The site is within the River Blackwater Valued Landscape and the L2 Farley Hill Wooded Sand and Gravel Hills Landscape Character Area (LCA), a high quality landscape of moderate sensitivity and limited capacity for change.

Proposal Description:

This application seeks approval for the proposed erection of an equestrian storage building and associated yard area. The application is part-retrospective as the hardstanding approved under 211975 has been extended by a further 4 metres compared to what was previously allowed.

The proposed building would measure approximately 17.0m long by 7.0m wide and would be 3.0m to eaves and 5.1m to ridge. The building would have a floor area of 119sqm, which would equate to a volume of approximately 617m³. It would have a traditional hipped roof with clay tiles, horizontal timber cladded walls and barn style door openings on the south-western and north-western elevations.

Internally, the building would be used for two main purposes; the first is for hay and straw storage which would take up approximately 40.1sqm of the building's internal footprint. The second is for the storage of equipment and vehicles used in association with the equine use, which consists of the following:

- McCormick X4 tractor
- Thwaites 3-tonne dumper
- New Holland E30.2SR excavator
- JCB 516-40 Loadall tele-handler
- TCM 15 forklift
- Crop sprayer
- Hedgecutter
- Roller
- John Deere Compact tractor 1026R
- Manege grader
- Hand tools

The floorspace required for this equipment has been calculated to total 46.5sqm. An additional 30% buffer (13.9sqm) has been allocated for turning/manoeuvring space.

Principle of Development:

Policy Context:

Core Strategy 2010:

The site lies within the Countryside as designated in the Wokingham Borough Core Strategy. Core Strategy policy CP11 states, in order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except in certain circumstances. These exceptions are:

- 1) It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and
- 2) It does not lead to excessive encroachment or expansion of development away from the original buildings; and
- 3) It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement; or
- 4) In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building;
- 5) In the case of replacement dwellings the proposal must:
 - i) Bring about environmental improvements;
 - or ii) Not result in inappropriate increases in the scale, form or footprint of the original building.
- 6) Essential community facilities cannot be accommodated within development limits or through the re-use/replacement of an existing building;
- 7) Affordable housing on rural exception sites in line with CP9.

Managing Development Delivery Local Plan (MDDL) 2014:

Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, promote linkages between public open space and the countryside, retain existing trees and establish appropriate landscaping.

National Planning Policy Framework (NPPF):

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

Assessment:

The field the building would be located within was granted permission for equine use

under application 211975. The red-line for application 211975 is seen below in figure 1 and shows a clear delineation between the land used for equine use and that used for more residential purposes.



Figure 1: Location Plan for Application 211975

For the proposed building to be considered compliant with exception 1 of policy CP11, all the equipment/materials stored in the building would have to be associated with the lawful equine use of the land.

As seen above in the 'Proposal Description' section, the list of equipment and materials proposed to be stored within the building is extensive and would be more proportionate with a larger scale commercial operation. In comparison, the application site is only for private use, and the size of the site at only 2.37 hectares is small in scale. An assessment of each piece of equipment and the need for it is outlined in Table 1 below:

Equipment	Use
McCormick X4 tractor	Required for pasture management fieldworks. Including: • Harrowing; • Topping; • Seeding; • Fertilising; • Rolling; • Spraying; • Hedge cutting. (some of the tractor equipment is currently rented, but will be purchased over time)
Thwaites 3-tonne dumper	Used for general management - moving material around the holding (manure, brash, logs etc.)

New Holland E30.2SR excavator	Used for clearing ditches, fencing, soil works etc.
JCB 516-40 Loadall tele-handler	For moving hay and straw at the holding. For moving and loading manure. For moving temporary field shelters.
TCM 15 forklift	Used for moving pallets of hard feed and other materials within the yard area.
Crop sprayer	For spraying off weeds/pests when horses aren't grazing.
Hedgecutter	For maintaining hedgerows at the holding.
Roller	Tractor drawn - For flattening land which has become boggy and poached during the winter.
John Deere Compact tractor 1026R	Standard agricultural tractor is too large to use on manège. Small compact tractor required to pull manège grader.
Manege grader	Used to flatten and maintain surface of manège.
Hand tools	Standard hand tools required for the management of a small holding – chainsaw, strimmer etc.

Several items of equipment listed (Thwaites 3-tonne dumper, New Holland E30.2SR excavator, TCM 15 forklift, Hedgecutter and Roller) are considered ad-hoc in use that do not require permanent use on site, especially for a site of this size. The hand tools could easily be accommodated within the existing buildings on site as very little floorspace is required to securely store them. A tack and store room and a hay store were approved as part of application 211975 and are commensurate with the domestic/leisure equestrian use.

With regards to the hay and straw storage proposed, this totals 40.1sqm in footprint. The larger L-shaped building approved under 211975 already includes 32.85sqm of storage space for the same use, and the number of horses on site has decreased from 6 to 5 since 211975's approval.

The applicant also proposes to convert the existing hay and straw storage to an additional stable. This would require planning permission as it is a deviation from the previously approved plans under 211975. The justification behind this is the fact a parallel application has been submitted to convert a single existing stable and tack room to the north-west of the site into a dog daycare business (application 231586). This stable sits outside of the red-line from 211975, but this stable provision was considered as part of its determination. If this conversion was approved, the applicant states it would warrant the need for an additional stable, and subsequently the need for a new hay and straw storage area. However, each application is determined independently on its own merits.

Overall, there is no justification for a proposed building of this size and it is disproportionate to the use and size of the land, which is a modest site purely for private use.

Regardless of the justification, the proposal leads to excessive encroachment and

expansion of development away from the original buildings. The building proposed is 17 metres in length and would protrude a further 11 metres west from the larger L-shaped building permitted under application 211975 into undeveloped grassland. Original buildings are defined in the NPPF. None of the buildings on the site are original in this context. The proposed development is therefore unacceptable in principle and is contrary to CP11 of the Development Plan.

Character of the Area:

With regards to well-designed places, paragraph 130 of the NPPF states planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

Paragraph 174(b) of the NPPF requires that planning applications enhance the natural and local environment by 'recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'

Policy CP11 supports development in the countryside only where it maintains the high quality of the rural environment. Policy CP1(1) similarly only supports development that maintains or enhances the high quality of the environment, with policy CP3 supporting development of an appropriate mass, layout, built form, height and character to the area CP3(a) and which makes a positive contribution to the sense of place contributes to the buildings and spaces themselves and in the way they integrate with their surroundings CP3(f).

The Borough Design Guide Supplementary Planning Document provides further guidance for developers with general guidance that development should respond positively to its site and local context (G1) and respond positively to the local character of the area (G2).

The National Design Guide section B1, paragraph 67 also states that the built form of well-designed places should relate well to:

- the site, its context and the opportunities they present;
- the proposed identity and character for the development in the wider place;

The proposed building would have an elongated hipped roof form with a ridge height of 5.1 metres. In comparison, the existing stable and store buildings on site have gable roofs and a ridge height of 3.85 metres. The existing stable and store buildings also have unstained timber cladding, whereas the building proposed has black stained timber cladding.

It is unclear why these design choices were made for the new building as whilst the

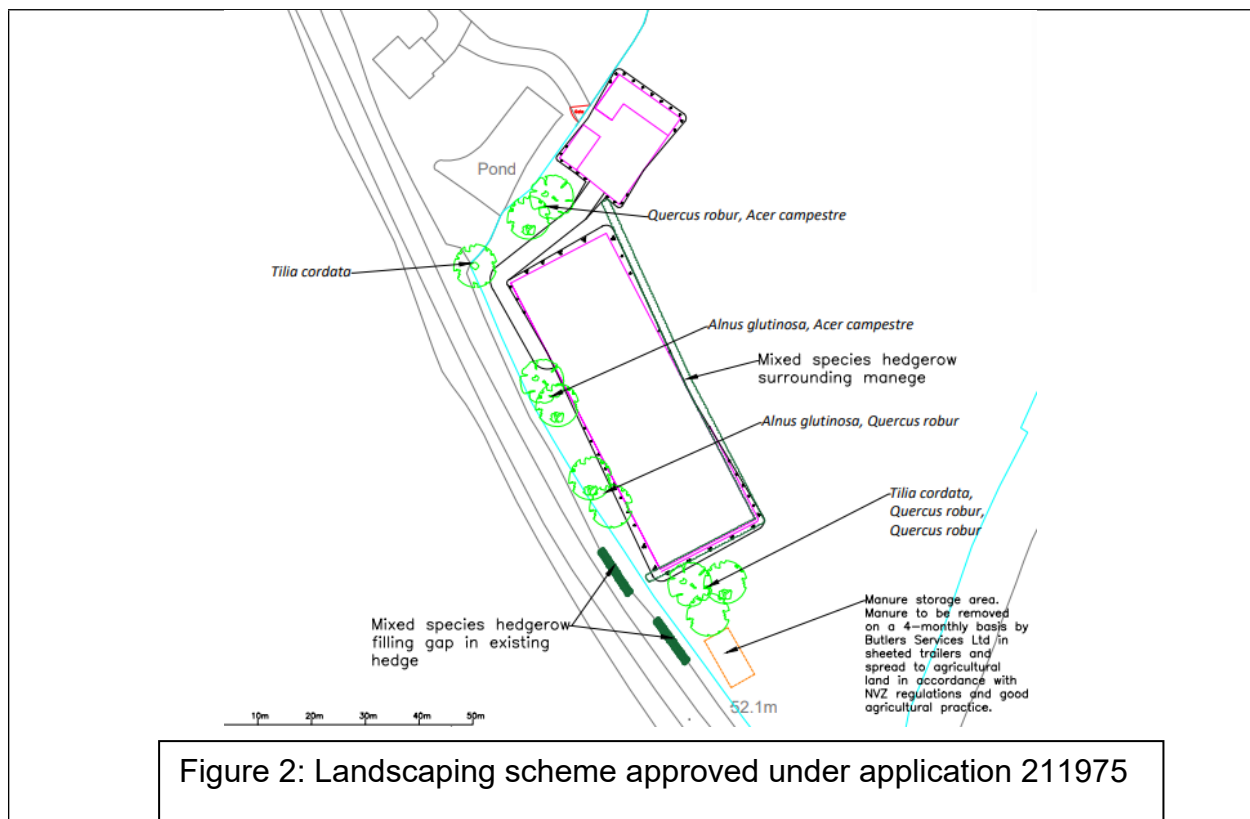
material choices are in-keeping with the rural character of the site and surrounding area, it would lead to a clear visual disparity and departure from the form of the existing buildings. This visual disparity is also exacerbated by the siting of the building, which would be located approximately 5 metres further north of the existing L-shaped stable building. The existing buildings are both modest in footprint and height and have a cohesive spatial relationship, creating a small, open courtyard area on the edge of the field that ensures minimal impact on views from Nutbean Lane (see figure 1 below):



Figure 1: Image of application site from Nutbean Lane to the South

The proposed building, by reason of its excessive height and length, would interrupt these views from Nutbean Lane, whilst also harming the modest pattern of development established by the existing buildings.

It is acknowledged that the Planning Statement refers to the landscaping scheme conditioned as part of the approval of application 211975 (seen in figure 2 below). The statement concludes that this would assist in screening the development.



Some views would be obscured, but the sloping topography of the site towards the south and the significant height of the proposed building means that views would still be afforded from Nutbean Lane. The landscaping was originally conditioned to obscure the buildings approved under 211975 which are of notably smaller scale and it is not considered that this landscaping would adequately offset the harm caused by the proposed development, particularly as it would take time for the vegetation to mature to ensure optimal screening.

Landscape Character (Landscape and Trees):

Policy TB21 of the Managing Development Delivery Local Plan states that proposals must demonstrate how they have addressed the requirements of the Council's Landscape Character Assessment, including the landscape quality; landscape strategy; landscape sensitivity and key issues. Proposals should retain or enhance the condition, character and features that contribute to the landscape.

The site is within the River Blackwater Valued Landscape and L2 Farley Hill Wooded Sand and Gravel Hills Landscape Character Area (LCA), a high quality landscape of moderate sensitivity and limited capacity for change. This valued landscape takes and its demonstrable physical attributes which would take this site beyond "mere countryside" and should be considered as more important than Countryside falling outside of this Valued Landscape designation.

A significant characteristic feature of the valued landscape is the lack of development and this significant increase in built form in addition to the existing stables and stores on the site has a significant impact on this landscape of principle importance. Nutbean Farm alongside 4 other notable listed buildings is noted in the Valued Landscapes Topic Paper (2020) for this Valued Landscape due to the historic general

lack of development surrounding it.

The landscape is summarised in the Wokingham Borough Landscape Character Assessment (WBLCA 2019) as:

“A discrete elevated landscape of small hills and knolls. The higher areas are wooded, with a distinctive coniferous element interspersed with pastures with arable farming on the lower slopes. Timber framed farmhouses and brick built cottages are linked with a network of winding rural roads and lanes.”

The landscape strategy in the WBLCA is to: *‘to conserve and enhance the existing wooded and secluded character’*. The key aspects to be conserved are *‘the views, intimate pattern of pastures, tranquillity and dark skies, woodland and arable farmland and rural settlement pattern linked by narrow lanes’*. The strategy advises that *‘Marginal farmland and paddocks should also be enhanced’*.

In terms of development, the aim is to *‘conserve the sparse settlement pattern, and maintain the low density of development ...’*.

The provision of another building on site, would result in the further expansion of buildings away from the existing buildings and fails to address any requirements of the Landscape Character assessment. The proposal does not enhance the condition, character or any feature contributing to the landscape and would further encroach into the open surrounding countryside. It is acknowledged that the building, in terms of its design is relatively in keeping with the rural character, but it is the overall massing, footprint and scale of the building cumulatively with the existing development on site, adversely harms the visual amenities of this rural location. Overall, the proposals fail to enhance, or retain, the condition, character and features that contribute to the surrounding rural landscape.

WBC Landscape and Trees object to the proposed development due to the impact on the Landscape Character of the area and the conflict with policies TB21, stating that the ad hoc nature of the proposals amount to an extensive and significant feature in the landscape – a high quality landscape that is sensitive to and has a limited capacity for change.

Built Heritage:

The WBC Built Heritage Officer has concluded that there would be no adverse harm to the setting of the Grade II Listed Nutbean Farmhouse by reason of an adequate distance between the two buildings.

Equine Grazing Needs:

Grazing needs are set out in paragraph 1.2 of DEFRA’s Code of Practice for the Welfare of Horses, Ponies, Donkeys and their Hybrids (dated December 2017) states: The area of pasture required per horse will depend on the type of grass, ground conditions, time of year, type of horse and degree of pasture management employed. As a general rule, each horse requires approximately 0.5 – 1.0 hectares (or 1.25 to 2.5 acres) of grazing of a suitable quality if no supplementary feeding is

being provided.

The proposed building would require approximately 0.02ha of land currently used for grazing horses. The loss of this land would mean that the site would have 2.08ha remaining to graze the five horses at the farm. It is not considered that such a minimal protrusion into grazing land would unacceptably harm the welfare of the horses on site, especially as 2.1ha was considered adequate for 6 horses under application 211975 and the number of horses on site has now decreased from 6 to 5.

Neighbouring Amenity:

The nearest residential dwelling is approximately 175 metres to the south-west. As a result, there are no concerns on neighbouring amenity grounds.

Highway Access and Parking Provision:

The proposed barn would provide agricultural storage of machinery and dry storage for hay/straw, which is stated to be ancillary to the existing use of the land. On this basis, WBC Highways do not consider that there would be any significant associated impact on the highway network as a result of the proposal. The existing access would be utilised and this is considered acceptable.

Flooding and Drainage:

The site is located within Flood Zone 1. WBC Drainage have no objections in principle providing drainage details are conditioned for submission prior to the commencement of development. This would be added to the decision notice if the application were to be recommended for approval.

Ecology:

The site is located within a Green Risk Zone for Great Crested Newts (GCNs). WBC Ecology were not consulted on this scheme but due to the low risk of the site and footprint of the development, it is not considered that there would be any adverse harm to this protected species.

If recommended for approval, the standard GCN informative would be added to the decision notice.

Planning Balance:

It has been identified that there are wide ranging aspects of the development that are harmful. It is clearly contrary to the development plan by virtue of being located outside of development limits and not in accordance with exception criteria within policy CP11; it has a detrimental impact on the character of the area due to the encroachment away from original buildings and there are no material considerations that outweigh this harm. As such, there are clear and substantial negative impacts of the scheme.

In light of the above, and weighing the harm against any benefits, it is considered the scheme is not in accordance with planning policy and recommended for refusal.

The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Refusal
Date:	1 September 2023
Earliest date for decision:	10 August 2023

Recommendation agreed by:	
(Authorised Officer)	
Date:	1 September 2023

APPENDIX 3: Proposed Building Floor Area Calculations

Machinery Storage Requirement

Type of Machinery	Width (m)	Length (m)	Area (m2)
McCormick X4 tractor (to be stored in SW section of building)	2.3	4.1	9.4
JCB 516-40 Loadall tele-handler	1.6	5.4	8.3
Crop sprayer	2.0	1.2	2.4
Hedgecutter	2.0	1.5	3.0
Roller	2.0	1.5	3.0
John Deere Compact tractor 1026R (for manege)	1.2	2.8	3.4
Manege grader	1.2	1.0	1.2
Total machinery to be stored in NE section of building (m2)			21.3
Allowance for manoeuvrability (50%)			32.0
Hay and straw storage floor area (stacked at 2.66m)			45.8
Total area required in NE section of building (m2)			77.9

Hay Storage Requirement

4 x horses (small) weight (kg)	450.0
1 x horse (large) weight (kg)	500.0
Required hay/horse/day (kg) (dry matter)	11.25
Required hay/pony/day (kg) (dry matter)	12.5
Total required hay/day (kg) (dry matter)	57.5
Winter feed requirement (5-months)	8740.0
Hay dry matter content (%)	85.0
Total weight of hay required	10051.0
No. hay bale/tonne	44.0
Total hay bales required	442.2
Hay bale volume (m3) (0.45m x 0.38m x 0.9m)	0.2
Hay bale storage volume (m3)	68.1
Storage height (m)	2.66
Floor area required (m2)	25.6

Straw Storage Requirement

Number of stables	5.0
Number of bales for initial bedding	5.0
No. of bales/week/stable	2.5
Straw purchase interval in weeks	26.0
Total no. bales	350.0
Hay bale volume (m3) (0.45m x 0.38m x 0.9m)	0.2
Hay bale storage volume (m3)	53.9
Storage height (m)	2.66
Floor area required (m2)	20.3