REF. NO. F/12/71002

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Replacement of mobile home with detached 2-bed bungalow and associated parking bin and cycle store (amended design) Mobile Home Broadoak Stables Mortimers Lane Fair Oak Eastleigh SO50 7EA

SITE VISIT DATE – Application site inspected 4th January 2013

ARE PLANS ACCURATE? – The submitted drawings allow a comprehensive assessment of the development proposed.

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? – In accordance with the Local Planning Authority's publicity of planning proposal all relevant neighbours have been consulted and additionally a site notice posted at the entrance to the application site.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Removal of the existing mobile home to be replaced by a detached 2 bed bungalow to be occupied by persons solely or mainly employed or last employed at the Broadoak Stables equine centre.
SITE AREA	Holding comprises 3.2 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	Third of a dwelling to the hectare.
TOPOGRAPHY	Site of the siting of the proposed bungalow is flat and level.
TREES	There are no trees in the vicinity of the bungalow proposed.
BOUNDARY TREATMENT	The principle boundary addressing Mortimers Lane consists of a substantial mature boundary hedgerow. Similarly, the overall holding is bounded by mature hedge.
SITE CHARACTERISTICS	The land comprising the holding extends to just less than 4 hectares and was acquired by the applicant in November 2002 as agricultural bare land. Along the western boundary is an animal sanctuary comprising of a large domestic bungalow and various outbuildings, stables, dog kennels ancillary to the use of the site as an animal sanctuary. The boundary is well screened by very mature trees and hedging; to the north and east boundaries are rolling fields. The front of the application site, the south elevation runs parallel with Mortimers Lane and again is well screened with a mixture of hedging and trees. Vehicular access is via a service road which additionally serves the animal sanctuary. The current stable buildings and mobile home stand to the front of the site running along the frontage to Mortimers Lane. All the training and grazing facilitates are located to the rear of these buildings and area defined by timber

THE SITE AND ITS SURROUNDINGS

	fencing.
CHARACTER OF LOCALITY	The application site is located within open countryside, characterised by rolling green fields with parcels of land bounded by hedgerows and mature deciduous trees. Scattered along the length of the heavily trafficked Mortimers Lane is clusters of agricultural buildings and sporadic housing.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/16572/006	Erection of Stable Block, Haystore, Paddocks and Ménage Area with parking for three cars.	Permitted STCs 29th April 2003
F/04/51356	Erection of mobile home for a temporary period of five years.	Withdrawn 31st August 2004
F/05/53526	Temporary siting of mobile home for three years to house an equine manager.	Temporary Planning Permission Expiring 13th May 2008
F/10/66829	Replacement of mobile home with detached three bed chalet dwelling.	Permit STCs 14th July 2010
F/12/71002	Replacement of mobile home with detached two bed bungalow and associated parking, bin and cycle storage. (Amended Design) Application subject of this report.	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Fair & Horton Heath Parish Council	No objection.
The Trustees of the St Francis Animal Welfare	Objection on the following grounds: The animal shelter moved to this site some twenty years ago, specifically to be away from built-up areas and complaints about noise from the rescued animals. The applicant, Broadoak Stables set up next door some ten years ago and has in the past had complaints regarding animal noise. Feeling this being unfair and unreasonable due to the long term establishment of the animal sanctuary. Not aware of the original application for the larger detached chalet dwelling. Trust this new application will not result in any change to vehicle accessing the site. Noted the bungalow has most of its windows facing towards the shelter resulting in potential for noise disturbance from animals a t the shelter.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Head of Regeneration & Planning Policy	As the principle of replacing this mobile home with a permanent dwelling has already been established, no further policy comments are required. The issues appear to revolve around design. Objection on the basis of the need for a sustainability statement to accompany the application addressing the requirements set out in the Supplementary Planning Document – Environmentally Sustainable Development. Conditions cover design and post construction stage certification, Code 4. Holding Objection.
Head of Transportation & Engineers	No objection. It is understood there will be no change in layout, in regard to access. Regarding Developer's Contributions, in accordance with HCC Transport Contribution Policy, as the building is to be a permanent structure. DC's are requested accordingly. These funds would be allocated to schemes in the local vicinity which are either benefit to the residents of the proposed development or go to mitigate against issues caused by the development. Request imposition of three highway related planning conditions. The submitted drawings show drainage details, with soakaway for the surface water and a septic tank for foul drainage which is acceptable in the absence of a Southern Water public sewerage system.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Within Open

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) Saved Policies 1.CO (Protect Countryside) 6.CO (Occupational Dwellings) 59.BE (New Development) 92.T (Transport Contributions) 101.T (Transport and New Development) 147.OS (Public Open Space) 191.IN (Developer's Contributions)
Pre-submission Eastleigh Borough Local Plan 2011-2029 Policies DM1 (New Development) DM2 (Environmentally Sustainable Development) DM23 (Transport Contributions) DM24 (Parking) DM27 (Occupational Dwellings) DM37 (Infrastructure)
Supplementary Planning Document; Environmentally Sustainable Development
Supplementary Planning Document; Planning Obligations

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework highlights supporting a prosperous rural economy, paragraph 28:

"support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
"promote the development and diversification of agricultural and other land-based rural buildings;"

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to the need for a dwelling in this open countryside location, the design reflecting the rural character and appearance of the area, sustainability matters, amenity issues and acceptable access and parking arrangements.

COMMENT ON CONSULTATION RESPONSES

In accordance with the request of the Head of Regeneration and Planning Policy, appropriate conditions will be imposed to cover the matters of sustainability. In terms of the consultation response from the Head of Transportation and Engineering, the condition to ensure the provision and retention of parking spaces will be imposed, similar to the principal planning application. However, the request to cover matters of no additional vehicular access points and on site turning provision provided will not be imposed. On the basis of Mortimers Lane being a "classified road", meaning that a new vehicular access will require planning permission and there being ample space to turn vehicles within the "farm yard "of the application site and these requested conditions did not form part of the original planning permission. The issue of Developer's Contributions for sustainable transport will be addressed.

COMMENT ON REPRESENTATIONS RECEIVED

In the case of the original planning application reference F/10/66829 and this submission St Francis Animal Welfare, Sunnyside were formally consulted. Additionally, site notices were posted on both occasions.

PLANNING OBLIGATION/CONSIDERATIONS

The applicant has informally agreed the principle of appropriate contributions towards social infrastructure, public open space and sustainable transport, this needing to be in conjunction with the contributions secured towards planning permission F10/66829.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Preamble

Notwithstanding this planning proposal is simply to amend the occupational dwelling from a detached three bed chalet style dwelling to a two bed bungalow, the equine reasons for this new dwelling in the countryside will be re-rehearsed in this assessment.

Proposal

The application is for full planning permission for the erection of a detached two bed bungalow to be occupied by the owner and manager of Brookwood Stables. The purpose of the submission is to allow the applicant to reside on the site in a permanent dwelling to provide essential levels of husbandry, supervision and security. To this end the proposed dwelling is to be located slightly north east of the existing mobile home, in close vicinity of the stables and paddocks to the rear. The proposed bungalow squares to a gross floor area of approximately of approximately 136 square

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metres. The proposed accommodation consists of a two bedroom property and includes an office element.

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

> *"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."*

The Development Plan comprises the extant Eastleigh Borough Local Plan Review (2001-2011) and the emerging pre-submission Eastleigh Borough Local Plan 2011-2029. The planning policies contained within these documents follow the thrust of the National Planning Policy Framework by promoting business in rural areas, with well designed schemes, whilst protecting the rural environment for its own sake.

Notwithstanding the general presumption against new dwellings in rural locations contained within saved policy 1.CO of the current local plan. The provisions of this policy and supporting saved policy 6.CO will allow new dwellings in the countryside for agricultural, horticultural and forestry workers in addition to the accepted principle of other full time workers who need to live at or in the immediate vicinity of their work place. The essences of these saved policies are carried through to the emerging local plan, with policy DM27 covering rural worker' dwellings. In the decision making process greater weight is accorded to the current local planning policies on the basis of the emerging local plan policies have not been rigorously tested through public participation and examined in public by an appropriately appointed Planning Inspector.

In specific reference to saved policy 6.CO of the current local plan, the functional need for the equine manger's dwelling, the continued financial viability of the enterprise and the proposed siting of he bungalow have been robustly explored in the assessment of the originals envisaged two storey dwelling. The conclusion being this would be an acceptable solution for the need for a dwelling to ensure the essential levels of husbandry, welfare, supervision and security of livestock which is quite likely to be required outside normal hours. Notwithstanding, the replacement of Planning Policy Statement 7 – Countryside by the National Planning Policy Framework, there have been no material change in circumstances with regard to the applicant's interests. Accordingly, the principle of allowing a dwelling for an occupational worker is accepted.

Character and Appearance

The location of the proposed bungalow is in the same location as the approved house, thereby serving site security purposes and follows good planning practice to allow any new development in the rural location close to existing agricultural buildings. Producing a clustered pattern of development. The simple style and limited size of the proposed bungalow with the use of reddish brown brickwork and natural material roof finish. In addition to the substantial frontage boundary hedgerow will allow the development to be quickly and successfully assimilated within its surrounding rural landscape. Thereby, adhering to saved policy 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. Similar following the guidance of policy DM1, again looking to ensure all new development respects its host environment.

Third Party Correspondence

This proposal does not necessitate any revisions to the current vehicular access arrangements. In terms of potential animal noise between the application sites's equine activities and the adjacent

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

animal sanctuary, would need to be reviewed if the matters arises.

Planning Obligations

The applicant has informally agreed the principle of appropriate contributions towards social infrastructure, public open space and sustainable transport, this needing to be in conjunction with the contributions secured towards planning permission F10/66829.

The proposal is considered to comply/conflict with relevant current and emerging Development Plan policies.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The details of the scheme accords with the Development Plan policies and follows the thrust of Central Government advice and is recommended for approval.