

Full Planning Application
Proposed garage and stables
29 WALVERDEN ROAD BRIERCLIFFE

Background:

The site lies within the rural area and the proposal is to replace an existing timber building with a larger one constructed of blockwork with 2 stables attached.

Objections have been received to the stables.

Summary of Reason for Decision:

The garage is generally in accordance with the Development Plan, in particular the policies listed below, and there are no other material considerations to indicate that planning permission should not be granted. The stables and midden are too close to dwellings and would have an adverse impact on the amenity of nearby residents.

Relevant Policies:

Burnley Local Plan Second Review

CF8 - Equestrian developmentE27 – Landscape Character and Local Distinctiveness in Rural Areas and the Green Belt

GP2 - Development in the Rural AreasGP3 - Design and Quality

Site History:

APP/2010/0420 – Erection of garage (adjacent plot) - Approved

Consultation Responses:

1. Lancashire County Council (Highway Authority) – No objection on highways grounds.
2. 3 x letters from residents on Walverden Road. Raise no objections to the garage, but express the following concerns about the stables:
 - a) There is no power or water to the stables (*the applicant has advised that this will be provided by running the services underground from the property he owns at no. 29 Walverden Road*)
 - b) The possibility of nuisance to neighbours from the storage/disposal of waste (*this is addressed later in the report*)
 - c) Where and how the horses will be exercised (*the applicant has advised that the owner of the adjacent field will allow its use for grazing/exercising*)
 - d) Access will be difficult with trailers or horseboxes and there will be additional traffic using the lane causing damage to an already poor surface (*this is addressed later in the report*).
 - e) The stables are not large enough (*the applicant has revised the drawings to slightly increase the size of the stables to the minimum recommended by the British Horse Society*)

3. Environmental Health – express concern about manure storage area. Complaints can arise from these when they are located close to residential properties and there is insufficient information in the application on how manure waste will be handled and managed in order to allay the concerns of residents and obviate the potential problems of nuisance. Have no objection to the garage.

Planning and Environmental Considerations:

The main issues are the impact of the building on the landscape; design/materials; traffic/parking; and the proximity of the dwellings and manure storage area to nearby dwellings.

The land at this end of Walverden Road contains a number of garages constructed of either timber or concrete block/render. The existing building on the site is a large timber building which is in poor condition.



Existing building

It is proposed to replace this with a shorter, wider building, with two stables attached to the rear. The building will be constructed from concrete blocks but will be clad in timber to closely resemble the other garages on the site. The garage door will be a roller shutter door, painted green and the roof will be of corrugated steel sheeting, again painted green. The stable will have traditional timber doors. The size, design and materials of the proposed building are in keeping with the character of the rural location and will have very little impact on the landscape over and above the impact from the existing building.

The site is accessed by Walverden Road, an unmade road which serves the terraced row and garage site and a small number of dwellings beyond this. The garage will not attract any additional traffic, but there will be additional traffic as a result of the stable. However, assuming the stables will be visited a couple of times a day, if they are both occupied this will be 4 vehicles a day and the occasional horsebox. This will not affect the safety of users of the highway and there is sufficient land for parking for short periods.

The main concern is the proximity to nearby dwellings of the stables and manure storage area. Although the Burnley Local Plan does not set out any specific distance

that these must be located away from dwellings, other local authorities specify distances varying between 30 and 65 metres. The distances in this case are approximately 25m between the nearest dwelling and the stables and 24m between the dwelling and the manure storage area. Environmental Health have expressed concern in the absence of further information about how the manure waste will be handled and managed.

Another issue is the possible effect of the manure storage area on watercourses. Environment Agency guidelines state that run-off from manure storage areas should not be allowed to enter watercourses. The storage area should have an impermeable base that should either slope so that run-off can be collected in an underground tank or, in the absence of an underground tank, should slope to the back of the store. It should have solid sides to prevent the waste from spilling out. The submitted drawing shows the base sloping to the side and it is not clear whether or not there are solid sides. Further information has been requested from the applicant about this.

Recommendation:

The garage proposal is acceptable and in line with local plan policies. However, the stables and midden would not be acceptable due to proximity to dwellings. The applicant has therefore been requested to delete the stables from the application. Providing he agrees to this, it is recommended that the application be approved, subject to the following conditions. If he does not agree, then the recommendation is to refuse the application on the grounds of adverse impact on the amenity of nearby residents.

Conditions

1. The development must be begun within three years of the date of this decision.
2. The garage hereby approved shall be carried out in accordance with the approved drawings.

Reasons:

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure continued compliance with the policies of the Burnley Local Plan, Second Review.

SMB