

**5c 3/12/1551/FP – Change of use of land for the grazing of horses and the erection of three stables incorporating tack store and hay/ feed store on a concrete base at Land off Bourne Lane, Much Hadham, SG10 6ET for Mrs C Betts**

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**Date of Receipt:** 13.09.2012

**Type:** Full – Major

**Parish:** MUCH HADHAM

**Ward:** MUCH HADHAM

**RECOMMENDATION:**

That planning permission be **REFUSED** for the following reason:

1. The proposed stable building by reason of its size, siting and visual intrusiveness would be harmful to the rural character of the locality. For these reasons the proposal is contrary to policies GBC11 and ENV1 of the East Herts Local Plan Second Review April 2007.

\_\_\_\_\_ (155112FP.SE)

**1.0 Background:**

- 1.1 The site is shown on the attached OS extract.
- 1.2 This application is for the change of use of the land to the grazing of horses and the erection of three stables incorporating a tack store and a hay/ feed store in one building positioned on a concrete base.
- 1.3 Members will recall that this application was deferred at the Committee meeting on the 5<sup>th</sup> December 2012 to allow Officers to gain further information regarding the water and electricity supply to the site; how the waste from the use of the stables is to be managed, and parking provision. The additional information received will be set out below, but for the planning history, representations, policy background and considerations of the application, please refer to the original committee report which is attached at Essential Reference Paper A.

**2.0 Considerations:**

- 2.1 The applicant has provided additional information on the following:
  - The water and electricity supply to the site;
  - How the waste from the use of the stables is to be managed; and
  - Parking provision.

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### Water and electricity supply to the site

- 2.2 The applicant has reiterated that the field already benefits from a mains water supply and a working water trough (which is between the gate and the existing mobile stable). As mentioned within the application information, the applicant intends to use harvested water as much as possible, but the mains supply will be available for use in the event that harvested water is not available for any reason (whether that is for watering the horses, washing them down or whatever).
- 2.3 The field does not currently benefit from an electricity supply and there is no proposal to provide any external lighting to the stables. The applicant has had a mobile stable on this site for a number of years and to date has not required an electricity supply by relying on the use of torches. The applicant has however decided to insert solar powered lighting to the stable to allow for the provision of the low level lighting required for the proposed use.

### Waste management

- 2.4 Members also raised concerns with regard to the management of waste in relation to the running of the stables, i.e., the impact and management of the horse urine and manure. The applicant has stated that they intend to provide a small covered trailer, with fully welded joints (which will remove any likelihood of urine or foul water discharging from the trailer). The size of the trailer is such that it will be large enough to hold a few weeks worth of manure without requiring emptying, but small enough for the amount of manure in the trailer not to cause any odour issues and also small enough so that a family sized car will be able to tow it without difficulty; the trailer will be emptied and returned the same day.

### Parking

- 2.5 Members also referred to the comments raised by Much Hadham Parish Council with regard to the parking of the trailer without a hard standing and without a hardened track. The Parish Council's concerns were with regard to the disposal of mud on the highway, especially during the winter. The applicant has confirmed that the access and existing parking area benefits from gridforce ground reinforcement, and they have driven and parked on this for many years without difficulty.

## **3.0 Conclusion:**

- 3.1 At the request of Members, Officers have requested additional

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information from the applicant in respect of the above matters. It is considered that although the supply of water and electricity are not planning issues, the applicant has presented suitable methods that meet the requirement of the stables. It is also considered that the waste management proposed is satisfactory for such a small scale operation. Finally, the existing hard surfacing is to be used for the proposed stables, which would not result in the distribution of mud onto the highway.

- 3.2 However notwithstanding those comments, having regard to the considerations set out in the previous committee report (attached) Officers still consider that whilst there is no objection in principle to this form of development in the Rural Area, the location of the proposed stables would have a detrimental impact on the rural character of the locality and should not be permitted. For these reasons the proposal remains, in Officers view, contrary to policies GBC11 and ENV1 of the East Herts Local Plan Second Review April 2007.
- 3.3 It is accordingly recommended that planning permission be refused.