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SUPPORTING STATEMENT

**IN ASPECT OF A PLANNING APPLICATION FOR A
PROPOSED EQUESTRIAN BUSINESS, STEEL FRAMED
PORTAL BUILDING INCORPORATING AN INDOOR
MENAGE STABLE BLOCK STORAGE AND STAFF
AMENITY, AN OUTDOOR MENAGE, AND A BRICK BUILT
GATED ENTRANCE TO ENHANCE SECURITY AT THE
SITE.**

AT

**SABI FARM / VIOLET HILL NURSERIES EASTOFT
ROAD, CROWLE, NORTH LINCOLNSHIRE. DN17 4LR**

BY MR J THORPE

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1. INTRODUCTION

1.1 This application is seeking consent for the proposed creation of an Equestrian business located at the former site of Sabi Farm/Violet Hill Nurseries on Eastoft Road, Crowle, North Lincolnshire DN174LR. the proposal is for a change of use to Equestrian use, to convert an existing area into a outdoor ménage, to erect a suitable steel framed building to incorporate stabling, storage, staff amenities and indoor ménage.

1.2 The proposed barn/ménages are necessary for the keeping and rearing of horses. The intended facilities will be used to breed/train and produce horses.

1.3 Within this supporting statement we have set out the proposed development in more detail, the planning history of the site where relevant; review the application site, set out why we believe the application conforms to the relevant planning policies and why the application should be looked upon favourably.

2. PLANNING HISTORY

2.1 There are a number of previous applications relevant to the site. All of which were granted previously.

a)PA/2007/1804 - Planning Permission to retain a temporary dwelling (mobile home) in connection with the business of a wholesale nursery.

b)PA/2006/1662 - Planning Permission change of use of land to form a nursery to include the installation of 3 Poly tunnels and hard standing for parking and stationing of a caravan for staff amenity.

c)PA/2011/0539 - Planning Permission to erect a temporary agricultural dwelling.

The application to erect a temporary agricultural dwelling was not completed and has since lapsed in July 2014.

3. THE APPLICATION SITE

3.1 The application site is situated at the junction of the A161 Eastoft Road and Violet Hill, just outside the village of Crowle. It has some screening around the North, East & West Perimeters where hedges and trees have been planted. The site is rural in nature and surrounded by open fields. The nearest developments to

the site are: To the East approximately 100 metres away is Masons Chicken Farm and to the South approx 350m away is Violet Farm and Meadow Mill farm.

3.2 The site is currently a countryside eyesore, it has been left unattended for a number of years. There is evidence of substantial fly tipping both within the boundaries and at the entrance to the site. Within the 7 acre site there is an area marked out by 4m high telegraph posts that has been used to erect a wind break around an area of 40m x 50m. Within this area are 3 large poly tunnel frames. Attached to the telegraph posts is a wind break made a synthetic/plastic material. There is a large hard standing area with gravel surface and a broken wooden entrance gate in need of repair. The poly tunnels, wind break and planting frames are all broken and falling apart. There is evidence of wooden structures and exposed rusty nails and surrounding debris that forms an unsafe environment. (Please see attached photographs of the current state of the site)

3.3 The proposed plans are crucial to facilitate a beautiful countryside business. The plans set out how the site will be cleaned up, improved and developed in keeping with rural life and improving the look of the countryside. The area marked out with telegraph posts would be converted into a beautiful ménage keeping the existing dimensions of 50m in length by 40m wide. The telegraph posts would be trimmed down so that are only 1.5 m from ground level and rails fitted to form a suitable post and rail fencing around the manage. The mange will have suitable drainage constructed and topped with silica sand as set out in the illustration attached. A Steel framed barn is proposed in keeping with these dimensions and to provide suitable and essential shelter and a working environment for animals and staff. The steel portal framed barn will be as per the attached diagrams and will be clad with green box section sheets and below with horizontal concrete panels. The roof will be Eternit big 6 sheets with roof lights please refer to drawings. The barn will be split into 2 sections of 40m length and 20m wide. The East side will be prepared with suitable drainage into the dyke on the East perimeter and topped with silica sand, to be used as an indoor area for schooling and exercising. This will provide an all year round facility for schooling and recreational activities as set out in the business plan. The western half of the building will have a suitable concrete floor with drainage and divided up into stabling, storage and staff amenities for essential day to day running of the business and animal care. We also will need to improve security at the site, currently the land is surrounded by dykes on all borders and therefore the only vehicle access is via the current entrance on the North side onto the A161. We propose to improve security by the addition of a brick built gated entrance utilising traditional coloured bricks and a solid wooden gate. The brick would be minimal in design to lessen the impact on the countryside and would be

screened using plants and flower bed plantations. We also plan to improve the screening around the North and West Perimeters by planting 4 foot tall Leylandii Conifers. These will be allowed to grow to a height of around 20 feet which will compliment the current hedges and trees to provide a lovely countryside setting.

4. PLANNING CONSIDERATIONS

4.1 GENERAL

4.1.1 In order for the application to be approved it must satisfy as far as possible, the guidelines in the national planning policy guidance notes / planning policy statements and the relevant policies of North Lincolnshire local plan.

4.1.2 The relevant policies of the local plan are; DS1, RD2 AND R8 of the North Lincolnshire Local Plan. CS1, CS2, CS3 and CS5 of the Core Strategy for North Lincolnshire and section 3 of the National Planning Policy framework.

4.1.3 We set out below the extracts from the relevant documents to assess the application against all the appropriate policies and guidance.

4.2 NORTH LINCOLNSHIRE LOCAL PLAN DS1 - GENERAL REQUIREMENTS

4.2.1 A high standard of design is expected in all developments in both built-up areas and the countryside and proposals for poorly designed development will be refused. All proposals will be considered against the criteria set out below:

Quality of Design

- (I) The design and external appearance of the proposal should reflect or enhance the character, appearance and setting of the immediate area; and
- (II) The design and layout should respect and where possible retain and/or enhance the existing landform of the site.

Amenity

- III) No unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing; and
- IV) amenity open space in the area should be retained, wherever possible; and

- V) no pollution of water, air or land should result which poses a danger or creates detrimental environmental conditions.

Where appropriate, conditions will be imposed requiring the provision of landscaping to enhance new development.

Conservation

- (VI) There should not be an adverse effect on features of acknowledged importance, on or surrounding, the site, including species of plants and animals of nature conservation value (particularly species protected by Schedules 1, 5 and 8 of the Wildlife and Countryside Act 1981), Scheduled Ancient Monuments, archaeological remains, listed buildings and Conservation Areas or trees and woodland covered by Tree Preservation Orders; and
- (VII) the development must ensure the retention of those existing site features that make an important contribution to the character or amenity of the site or the surrounding area; and
- (VIII) development proposals should include the results of archaeological assessment, where appropriate, and adequate measures to ensure that there would be no unacceptable impacts on archaeological remains. Conditions will be imposed to secure suitable mitigation at the appropriate time in the development process.

Resources

- (IX) There should be no conflict with an allocated or approved land-use proposal in the locality nor should the reasonable potential for development of a neighbouring site be prejudiced; and
- (X) the location and design of developments on the urban fringe (sites adjoining settlement development limits) should take into account the need to minimise the impact of the development on adjoining agricultural land or other countryside interests; and
- (XI) measures to conserve energy will be expected in:
- a. the design, orientation and layout of buildings; and
 - b. the location of development; and
 - c. improvements to the transport network and in the management of traffic.

Utilities and Services

- (IV) There should be no reliance on public finances being available to provide infrastructure and services; and
- (V) suitable on-site drainage should be provided and where there are off-site drainage problems the developer will be expected to overcome them.

4.2.2 The proposal satisfies DS1 by the following points:

- i. **Quality of Design** - The site is currently an eyesore and shall be greatly improved by the proposed plans. This shall be achieved by using materials and colour themes that blend in with the countryside. The roof and higher sides of the buildings shall be green in colour. The lower sides shall be constructed with concrete panels but wooden cladded & stained a natural dark brown colour. The East side of the barn will be totally screened by existing trees and shrubbery. With the additional planting of leylandii conifers & trees as previously mentioned along the Western & Northern Perimeter and as illustrated on the "Site layout plan" The site will benefit from additional greenery and landscaping and also providing adequate screening of the proposed building. A great amount of care will be taken into consideration in the design aspect to ensure it blends in with the countryside whilst providing the necessary facilities to run the business.
- ii. **Amenity** - There will be no loss of amenity to neighbouring land uses and there will be no pollution generated.
- iii. **Conservation** - There will be no adverse effect on features of importance or surrounding site. There are no archeological sites, ancient monuments or preserved orders.
- iv. **Resources** - There is no conflict or prejudice with regards to other developments or neighbouring sites. The design and layout of the buildings has been carefully thought out to make best use of the space and ensure health, safety and the economy. Conserving energy will be at the forefront of our plans to keep costs and out goings to a minimum. Harboring rain water for use on the land from the roof of the barn and we later hope to consider wind or solar energy as a reusable source of energy further reducing our carbon footprint. It is unlikely that the transport networks will be affected by the proposals.

- v. **Utilities & services** - There is no reliance on public finances and there are no drainage issues relevant to the site. The ménage's will have suitable drainage constructed and there is already a septic tank in place as fitted by the previous owner of the land. Environment Agency License No MI/T84/46405/S/001 is currently in existence for the land.

4.3 NORTH LINCOLNSHIRE LOCAL PLAN RD2 - DEVELOPMENT IN THE COUNTRYSIDE

4.3.1 We believe the Development proposed meets the following criteria within this local plan RD2:

- essential to the efficient operation of agriculture or forestry;
- employment related development appropriate to the open countryside;
- essential for the provision of outdoor sport, countryside recreation, or local community facilities;
- for diversification of an established agricultural business;

Provided that:

- a. the open countryside is the only appropriate location and development cannot reasonably be accommodated within defined development boundaries;
- b. the proposed development accords with the specific requirements set out in the relevant policies of this chapter and elsewhere in this Local Plan;
- c. the development would not be detrimental to the character or appearance of the open countryside or a nearby settlement in terms of siting, scale, massing, design and use of materials; and
- d. the development would not be detrimental to residential amenity or highway safety; and
- e. account is taken of whether the site is capable of being served by public transport; and

- f. the development is sited to make the best use of existing and new landscaping.

4.4 NORTH LINCOLNSHIRE LOCAL PLAN R8 - COMMERCIAL HORSE RIDING ESTABLISHMENTS.

4.4.1 Development of commercial horse riding facilities and livery stables will be permitted, subject to proposals meeting the following criteria:

- I) a minimum of 0.6 ha (1.5 acres) of grazing and per horse or pony is available; and
- II) the proposal is of a scale and nature appropriate to the character of the site and the ability of the local environment to absorb the development; and
- III) the proposal does not adversely affect sites of nature conservation value or archaeological or historic importance; and
- IV) the proposal uses existing buildings or where new buildings are proposed they are of a high standard of design and are sited next to existing buildings or otherwise visually form an integral part of the overall development; and
- V) the proposal is accompanied by an integrated landscaping scheme and a scheme of boundary treatment; and
- VI) the site is accessible and adequate off-road trails and bridleways are available.

4.4.2 The development satisfies all of the points in Local Plan R8 by:

- i) As well as the site offering almost 6 acres of grazing and pasture we also have a further 18 Acres available.
- ii) The proposal is of a scale that fits in with the immediate environment and character of the site and can easily be absorbed into the environment.
- iii) There are no archeological or historic sites within the locality
- iv) The proposal utilises the existing area constructed as a nursery and can easily be converted into a suitable equestrian ménage. The steel frame portal building has been carefully selected to fit perfectly alongside the existing nursery framework and complement its use with easy access between the ménage and stable area.

- v) We have set out a proposal for improving landscaping and the planting of trees and conifers to provide suitable screening and greenery. It is also planned that along the entire western side of the barn we will propose a landscaped area with bedding plants small trees and flower beds to further disguise the building and enhance its appearance.
- vi) The site is easily accessible via the A161 Eastoft Road and is surrounded by an abundance of off road trails and bridleways.

4.5 INFORMATION COVERING SPATIAL STRATEGIES FOR NORTH LINCOLNSHIRE CS1 - CS2 - CS3 & CS5.

4.5.1 The proposal satisfies CS1, CS2, CS3 & CS5 in that:

4.5.2 The proposal is sited within the locality of the village of Crowle the business will support the local community across the North Lincolnshire area providing recreational facilities, employment and educational experiences. This will undoubtedly have a small but positive impact on the local economy and increase visitors to the area which would in turn benefit the local shops and services. Crowle has a substantial equestrian community and the new facilities provided would undoubtedly assist in retaining this popular well established recreation, providing further facilities to enhance the opportunities for local people and also providing educational opportunities in equine care and management.

4.5.3 The proposed site is within easy walking and cycling distance of Crowle and is also on the main bus route between the village and Eastoft

4.5.4 The proposal and the enclosed "confidential" business plan sets out the function of the building and facilities, demonstrating and outlining our commitment to the local community and the provision of new recreational facilities to be enjoyed. We have a vision of providing equestrian sport for all, young and old & the less fortunate. We will endeavour to provide some of the most advanced facilities to North Lincolnshire providing an abundance of equine recreational activities such as hacking and trekking, a riding school, driving, schooling, adult and child fun days and livery. We will run a small scale breeding program and will thus be providing education and employment opportunities linking in with local colleges and universities.

4.5.5 The village of Crowle and surrounding area has a substantial equestrian community and would benefit from such enhanced facilities proposed within this plan. The nearest facility boasting similar resources is some 13 Miles away in the village of Misterton which is in Nottinghamshire taking about 30 minutes to drive too. The facilities proposed in Crowle would service the local community and most of North Lincolnshire and in our opinion would enhance the area significantly bringing more visitors to the village.

4.5.6 The design and functionality of the site has been thought through making best use of the space and existing buildings and constructed areas previously granted. The construction work is to be tendered to local builders and tradesmen providing work to the local community. All future works and repairs shall also be tendered to local tradesmen.

4.5.7 The design shall also incorporate viewing areas for parents, guardians and families to participate, encouraging families to enjoy time together and promote achievement and success for young people.

4.5.8 The site is located within easy access but is still far enough away from homes and built up areas as not to provide any disturbance or noise nuisance.

4.5.9 The site already has a hard standing, providing adequate facility for parking and access. We do not propose to change this area as it provides adequate parking and turning circle for any vehicles likely to be accessing the site.

4.6 SECTION 3 OF THE NATIONAL PLANNING POLICY FRAMEWORK.

4.6.1 The proposal is supported by this policy in that

4.6.2 The proposal provides sustainable growth and expansion in a rural area and the plans are proposed on a site utilising existing features and buildings that will be well designed and proportioned.

4.6.3 The business and proposal will provide leisure, recreational, educational facilities, supporting employment and the local community and in keeping with rural life, the countryside and environment.

5. SIMILAR DEVELOPMENTS APPROVED WITHIN THE BOROUGH

5.1 We have researched the planning applications for steel framed portal buildings within the North Lincolnshire borough and locality Crowle and surrounding villages over the last few years. This has identified a number of similar applications that have been granted. Therefore we would conclude that the planning authority accepts in principle that the erection of steel framed portal buildings in rural locations is acceptable.

6. SUMMARY & CONCLUSION

6.1 The proposed development is for a change of use into an equestrian business with the erection of a Steel Portal framed building incorporating an indoor ménage, stable block, storage and staff amenities, the conversion of a disused nursery enclosure into an outdoor ménage with brick gated entrance.

6.2 We consider we have demonstrated that there is a need to tidy up the current state of the land as it is currently a countryside eyesore and in need of substantial attention and development.

6.3 The proposed development will utilise materials commonly used in such construction

6.4 The proposal and attached confidential business plan sets out the need and necessity for the building and floor plan area.

6.5 The proposed development is supported by several of the North Lincolnshire local planning policies and strategies and is also supported by the National Planning Policy Framework.

Signed Date



1st Nov 2014