



Planning Services

COMMITTEE REPORT

AGENDA ITEM NUMBER:

APPEAL UPDATE REPORT

APPEALS DETERMINED

Appeal against the refusal of planning permission for a stable block containing 3 stables, retention of a shed and change of use of fields for horse grazing at Broomhill South Farm, Ebchester Hill, Durham (DM/16/00473/FPA).

Planning Permission was refused by members, contrary to Officer recommendation, for the above development on the grounds that the proposed development was considered to be contrary to Part 11 of the NPPF in relation to valued landscapes and the proposed development did not contribute to the natural environment. Members felt that the development would harm the character of the landscape and would not contribute to the rural economy contrary to Local Plan policy.

In determining the appeal the Inspector appreciated that the stables would be visible from the public realm however the stables and the storage shed by virtue of their small scale and proposed materials would be appropriate and characteristic buildings suited to their purpose. She noted that the majority of the site would remain open and undeveloped and therefore the proposal would not be unduly prominent or so dominant that it would harm the character and appearance of the rural landscape or the nearby Area of High Landscape Value. The Inspector was also satisfied that additional screening could be secured through a planning condition which would lessen its impact. She noted that the buildings would not be viewed in isolation but in the context of the surrounding development at Broomhill Farm and the residential properties to the east.

In terms of the impact of vehicles and associated general activity it was noted that the use of the site would be limited, by condition, to personal use which would ensure any adverse impact on the peaceful enjoyment of the landscape

would be kept to a minimum. The Inspector stated that the stabling and keeping of horses is an activity commonly found in rural areas and the use of the appeal site for these purposes is not inappropriate given its countryside location. It was found that the development would not materially harm the character and appearance of the surrounding landscape and there was no conflict with policies that seek to ensure high quality development does not adversely affect or maintain landscape character.

Regarding the alleged activities being carried out on the site and anti-social behaviour the Inspector stated that she could only consider the application before her and any unauthorised activities would need to be investigated by the Council. She felt that there is little evidence to suggest that the proposed development would lead to an increase in crime.

The Inspector allowed the appeal with conditions relating to landscaping, vehicular access, storage and disposal of waste, preventing the erection of floodlights and restricting the use of the stables. She did not feel that a condition relating to grass cutting would be reasonable or necessary.

RECOMMENDATION

That the report be noted.

Reports prepared by Fiona Clarke (Principal Planning Officer).