



Planning Services

COMMITTEE REPORT

AGENDA ITEM NUMBER:

APPEAL UPDATE REPORT

APPEALS DETERMINED

Appeal against refusal of planning permission for the Erection of two stables with tack rooms with forecourt, dolomite gravel parking area, creation of new vehicular access and closure and re-instatement of existing access, and change of use of land to equestrian purpose (re-submission of application DM/18/02424/FPA) (DM/19/00970/FPA).

Planning permission was refused under delegated powers on 13th June 2019 on the following grounds:

The proposed development and paraphernalia normally associated with equestrian activity is considered to conflict with the Policies, EN1, EN2 and GDP1 in the saved Policies of the Derwentside District Local Plan 1997, and Paragraph 170 of the Framework, being an encroachment into the open countryside in a prominent and open location thereby having a significant and detrimental impact upon the landscape character the area.

The appeal was dealt with by way of written representations and an unaccompanied site visit.

The Inspector considered the main issue to be the effect of the proposed development on the character and appearance of the area. It was noted that the stables would be located in a compact arrangement with hardstanding, in an open and prominent position that could be viewed from a number of locations. The Inspector felt that the significant area of hardstanding proposed was not a feature that they had noted elsewhere, nor was the proposed screening a feature of the immediate area therefore its inclusion would increase the prominence of the stables and associated development.

The Inspector stated that no substantive details as to the benefits to the local economy were provided by the appellant to support the existing services and facilities.

The Inspector found that the proposal would be a notable development in an otherwise open field within the countryside, situated in an open and prominent location. Therefore, the proposed development would harm the character and appearance of the area contrary to Saved Policies GDP1, EN1 and EN2 of the Local Plan.

The appeal was dismissed.

Report prepared by Sarah Seabury (Planning Officer)