

KETTLEBASTON – SALSABIL STUD, BACK LANE

Erection of 10 box American Barn for horse stabling.

Applicant: Shadwell Estate Company

Case Officer: Lynda Bacon

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SITE

1. The application site is a triangular shaped parcel of land measuring some 0.5 hectares in area, situated between existing paddocks located to the north of Kettlebaston. It forms part of a much larger holding, now used as a stud farm, following the granting of planning permission in 1996. The site is located within the countryside and is accessed via an existing track, which also serves a public footpath. An area of trees to the south east of the access track is protected by a Tree Preservation Order TPO 195.

PROPOSAL

2. The barn proposed measures 21m x 11.75m, and would accommodate 10 stable boxes separated by a central tractor-way. The eaves height is 2.5m, the ridge 4.6m and the building is to be clad in brown stained timber boarding under a dark grey profiled metal sheet roof. The barn would be sited towards the centre of the application site.
3. The supporting Design and Access statement accompanying the application explains:
  - The siting is chosen because it is in close proximity to the paddocks from where the horses will be taken and will enable horses to be handled and tended safely.
  - The barn has been orientated in a direction that is less visible to the village (gable on) yet provides for good ventilation and insulation of the boxes.
  - The appearance is typical of prefabricated timber stable barns erected throughout the country and identical to the one erected at Salsabil Stud in 2005.
  - The site has been subject to new hedge and tree planting and will not affect existing trees, hedges or ditches and no extra planting is proposed as the site is already surrounded by mature landscaping.
  - The existing carrstone track is to be extended to provide access into the barn. Carrstone is the surfacing material used extensively elsewhere on the stud.
4. The applicant has been asked to explain why the development could not be located adjacent to existing buildings and any further information received will be reported verbally at the meeting.

## RELEVANT HISTORY

5. 1996 – Planning permission granted for change of use of agricultural land to stud farm; erection of associated barns and buildings; conversion of existing buildings and alterations to existing agricultural buildings; provision of internal access road. (B/96/707/FUL).
6. 2004 - Planning permission granted for the erection of a building to provide 10 stables to the south west of the village. (B/03/1896/FUL)

## NATIONAL GUIDANCE

7. **PPS 7 (2004) Sustainable Development in Rural Areas**

## PLANNING POLICIES

8. The following Development Plan Policies are relevant to this application;

### **Suffolk Structure Plan 2001**

- ENV3 - (Design Standards)
- ENV4 - (Protection of the Countryside)

### **Babergh Local Plan Alteration No 2 (2006)**

- CR01 - (Landscape quality).
- CR07 – (Landscaping)
- CR17 – (Farm diversification)
- CN01 – (Design)

## OBSERVATIONS

9. PC – To be reported verbally at the meeting.
10. LHA – Do not wish to restrict the grant of permission.
11. EA - To be reported verbally at the meeting.
12. SPS - There are concern at the isolated nature of the site for security reasons and also its impact on the surrounding open countryside. A more satisfactory solution would be to have the barn block near to other barns unless there is a valid reason why this is not feasible.
13. Third Party Representations – to date none have been received.

## ASSESSMENT

14. The proposed building is to be located in the open countryside, where development should be limited to that which is essential for the efficient operation of agriculture or for appropriate outdoor recreation. Although the use of the land as a stud farm is not strictly agriculture according to the definition in the 1990 Act, it is an extensive land use that can only be located in the countryside. As such the building represents the continuation of an authorised, appropriate use.
15. Although the location of the building, in some isolation, would be contrary to the advice given in PPS 7, the stud operates over an extensive area of land, which includes groups of ancillary buildings across the holding. The application explains that the barn is required to allow the applicant to attend to the horses in the nearby paddocks and that the location has been chosen as the site is presently an under utilised triangle of land between existing paddocks and is screened by existing vegetation.
16. The proposal is located some distance from Back Lane and is screened to the south and west by an existing area of preserved trees and will not be readily apparent in the wider landscape. The site is screened along all boundaries by an established native hedgerow that also includes individual trees and additional landscaping is not therefore considered necessary.
17. In view of the above the proposal would not give rise to significant harm to interests of acknowledged importance.

## REASON FOR APPROVAL

18. The development, which comprises the erection of A 10 BOX American Barn is considered to be in accordance with policies CR01, CR07, CR17 and CN01 of the Babergh Local Plan Alteration No.2 (2006), in so far as the proposal supports rural enterprise at an existing agricultural unit and would not materially reduce the amenities enjoyed by occupants of neighbouring properties nor harm the landscape quality or character of the area.

## RECOMMENDATION

Grant Planning Permission

Conditions:

- no external lighting to be without prior approval.
- electricity generator housing (if required) to be submitted for approval
- maintain existing hedgerows
- no burning of stable waste

## DECISION