



Delegated Report

Full Planning Application

Planning Application No:	20230310
Location:	Viewpoint Place, Rochester Road, Gravesend, Kent
Description:	Retention of existing hay barn / food store and erection of an attached stable
Applicant:	Mr Steve Harber
Site Visit Date:	3 May 2023

Submitted Documents/Plans

Application form
Drawing number 001 Rev. A (Site Plan, Existing Block Plan, Proposed Block Plan)
Drawing number 002 Rev. A (Existing Floor Plans and Elevations)
Drawing number 003 Rev. A (Proposed Floor Plans and Elevations)

Relevant Planning History

Reference	Description	Decision	Decision Date
20180142	Continued use of land as a Gypsy/Traveller caravan site for three pitches for stationing 3 mobile homes for occupation by the Harber family, the building of a replacement stable block, the retention of the kennel building on Plot 3 and its conversion to a dayroom, the retention of a day room and shed for plot 1 and a shed for plot 2 and the retention of associated works including the relocation of the internal access road, the retention of block paving within plot 2 and the erection of fencing to define the three plots.	Permitted	17.07.2020
20160368	Application for variation of condition 2 attached to planning permission reference number 20120911 for continued stationing of two residential caravans, one touring caravan and associated development for gypsy family to allow the family to reside there on a permanent basis; to allow the installation of an additional mobile home for occupation by the Harber family, in place of the existing touring caravan.	Withdrawn	20.03.2018
20120911	Application for removal of condition 3 attached to planning permission reference number 20090234 for continued stationing of two residential caravans, one touring caravan and associated development for gypsy family; to allow the family to reside there on a permanent basis.	Permitted	15.02.2013

20111045	Application for approval of condition 3 attached to planning permission reference number 20110635 relating to the details of materials to be used on exterior elevations.	Approval	16.03.2012
20110635	Erection of a single storey detached building to provide a utility room.	Temporary	10.11.2011
20090234	Continued stationing of two residential caravans, one touring caravan and associated development for gypsy family.	Permitted	16.11.2009
20060491	Continued use of the land as a gypsy caravan site for a temporary period.	Refused Appeal dismissed	19.10.2006 16.10.2010
20030954	Stationing of four caravans with laying out of associated hardstanding and installation of a septic tank.	Refused Appeal dismissed	13.01.2004
19970773	Demolition of existing horse shelter and erection of single storey building on western side of field, comprising 3 no. stables and hay and tack store.	Permitted	31.12.1997

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS17 – Provision of Traveller Sites
- CS19 – Design and Development Principles

Gravesham Local Plan: First Review (1994)

- C17 –Use of Land for Horse-riding and the Erection of Stables.
- T1 – Impact of Development on Highway Network
- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 13 – Protecting Green Belt land
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG4 – KCC Parking Standards (2006)
- Gravesham Landscape Character Assessment (2009)
- Planning Policy for Traveller Sites August (2015)

Consultations, Publicity and Representations

Internal Consultees

GBC Environmental Protection

No objection subject to a condition to ensure waste from the stable is dealt with appropriately.

GBC Highways

I have no highway objections, providing the use of the building is restricted to hay store/stable ancillary to the occupation of the main dwelling. Any other use may require a car parking assessment.

Neighbouring properties

The application has been advertised by individual neighbour letters to 3 properties, and on site. The overall consultation period expired on 19 May 2023.

No letters of representation have been received from neighbouring properties.

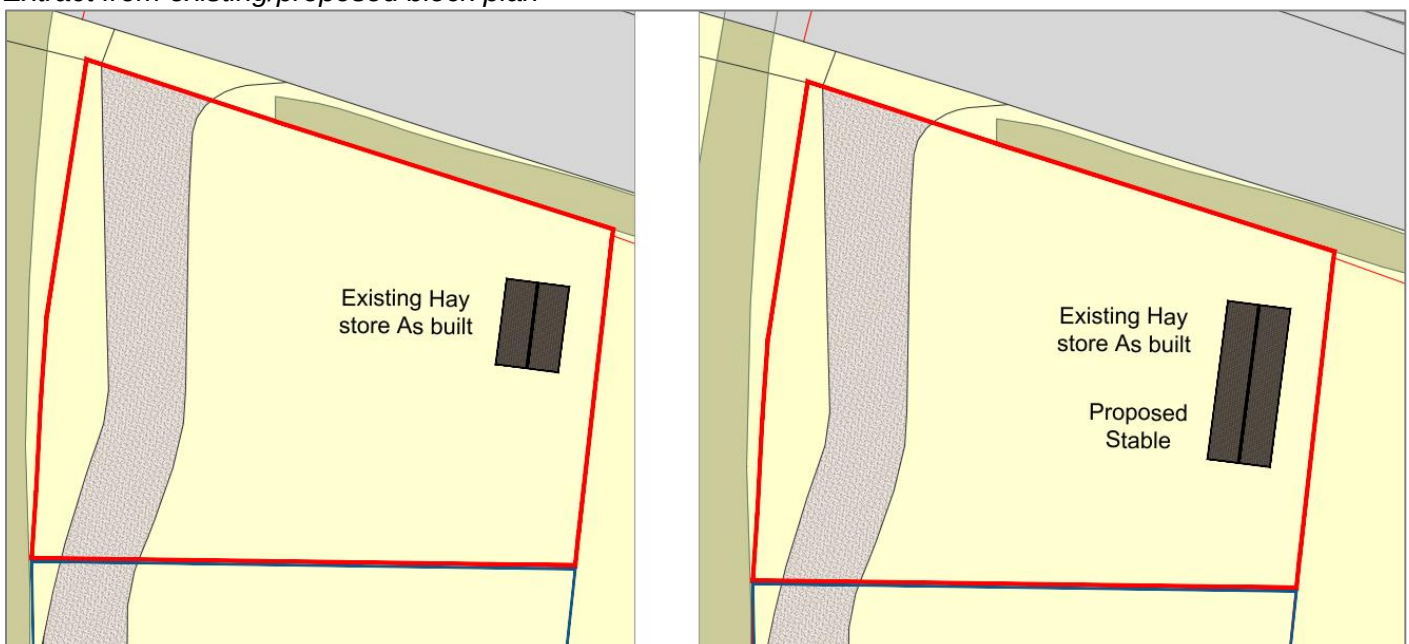
The Local Ward Councillors were also consulted and no responses were received.

Officer's Analysis

Proposal

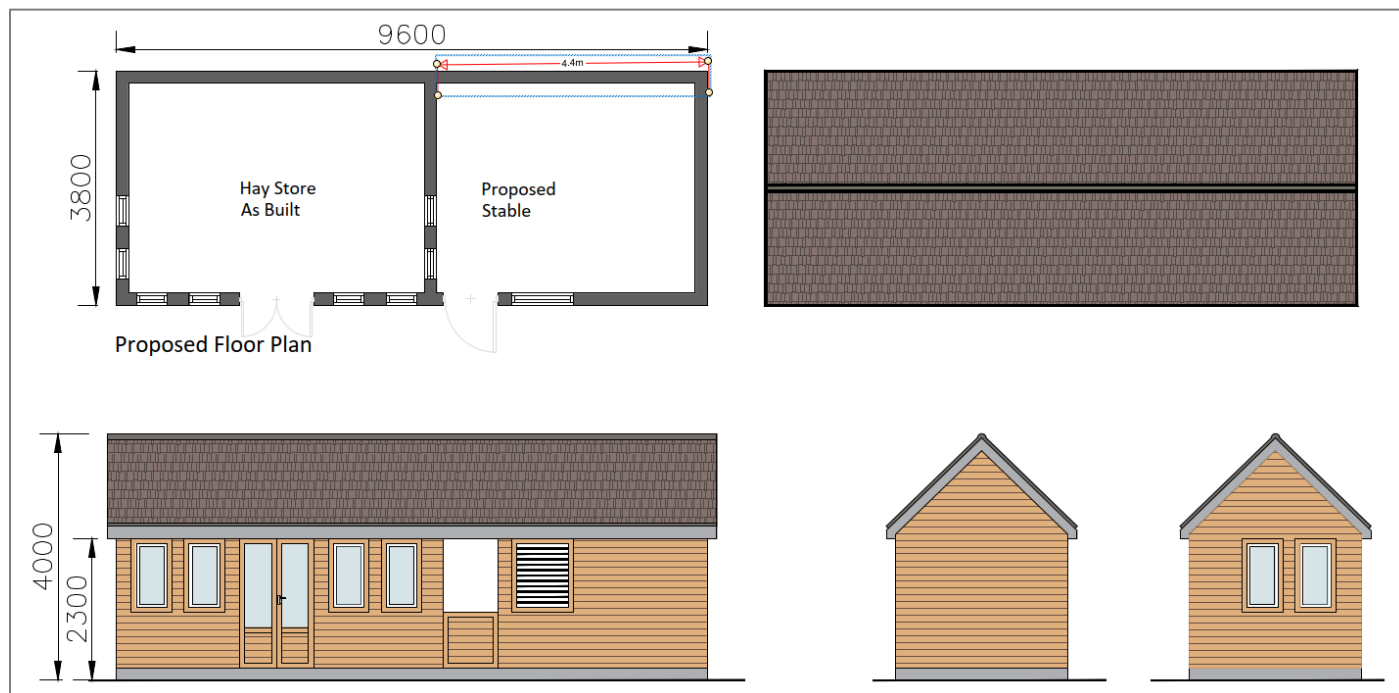
This application seeks full planning permission for the retention of an existing hay barn / food store and the erection of an attached stable in the north-eastern corner of the site. The bui

Extract from existing/proposed block plan



There is an existing hay store on the site and the proposal will extend the size of this building by

approximately 4.5m to the side for a single stable. The whole building will measure 9.6m in width by 3.8m deep, with a pitched roof up to 4m in height and 2.3m to eaves level. The floor area amounts to some 36sqm. It will be of timber construction.



The agent has confirmed the stable is for a single traveller trotting pony and that a waste enclosure will be provided at the side of the stable.

Site and Surroundings

The site is located in the countryside outside any settlement boundary, in the Green Belt.

Viewpoint Place is an established Gypsy and Traveller site, located to the south of Rochester Road. The northern part of the site, where the proposed store and stable is located, is used as a paddock. The residential compound to the southern part of the site has planning permission for caravans and associated development, as seen from the planning history above. Land levels slope upwards fairly steeply to the application site from Rochester Road and continue to rise gently to the south. The site is substantially enclosed by mature vegetation on all sides.

Current Google Earth Image of Application Site



Site photos of existing store and paddock



Principle Issues

As the site lies within the Green Belt, this is the starting point for the determination of this application. Therefore, the main issues for consideration with this proposal are as follows:

- Principle of development in the Green Belt
- Impact on openness and the character and appearance of the surrounding area
- Residential amenity
- Highways

Principle of Development

Green Belts are of great importance. The fundamental aim of Green Belt policy is to prevent urban sprawl by preserving the open and permanent characteristics of Green Belts (paragraph 137 of the NPPF 2021). Paragraph 147 of the NPPF 2021 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Local Planning Authorities should regard the construction of new buildings as inappropriate in the Green Belt (paragraph 149 of the NPPF 2021). However, there are exceptions to this which, as in the case of this proposal, include:

(a) buildings for agriculture and forestry.

Policy CS02 of the Core Strategy 2014 prioritises development in the urban area as a sustainable location for development. In the rural area it states that development will be supported within rural settlements that are inset from the Green Belt and defined on the Policies Map. Development outside those settlements (which is the case here), will only be supported where it is compatible with national policies for protecting the Green Belt and policies in the Core Strategy 2014.

As this part of the site is used for grazing, the land is considered to be in agricultural use and therefore the proposal for the retention of the store and extension for a stable is considered to be an appropriate development in the Green Belt.

However, in order to ensure the proposed building is retained for its intended use, it would be considered appropriate to include a restriction on the use of the building as a stable and store only. This would enable any changes to be properly considered, given the restrictions on new buildings in the Green Belt.

Design, Character and Appearance

Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well-designed and respects the character and appearance of the surrounding area.

Saved Policy C17 of the Gravesham Local Plan First Review relates to the use of land for horse-riding and the erection of stables. It states that proposals for the recreational use of land in the countryside for horse-riding, riding schools and the erection of stables will only be permitted if they are compatible with the agricultural, landscape and transport policies of this Plan. Where proposals are acceptable in principle, the Borough Council will expect stables and horse shelters to be properly designed and constructed of sound materials appropriate to the countryside and to be in an acceptable location within the site.

The application site is part of an established Gypsy/Traveller site, where the northern part of the site is used as a paddock and the southern part has planning permission for caravans and associated development.

The proposed building is modest in size and would be the type of building that would be generally seen in such rural areas. The timber construction would be appropriate and will integrate well into its surroundings. It is also well screened from any public vantage point. The proposal is therefore acceptable from a design point of view and will accord with the aforementioned policies.

Residential Amenity

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land, and avoid adverse environmental impacts from pollution.

The nearest residential neighbours to the application site are the occupants of dwellings to the north, across Gravesend Road (the A226). Given the separation distances between the application site and these neighbouring residential properties, the development will not have an impact on outlook, light or privacy.

With regards to activity, the proposal will not cause any impacts over and above what is already experienced by the established use.

It would, however, be appropriate to condition details relating to waste from the stable to ensure it is dealt with appropriately.

Overall, the impact on amenity is considered to be acceptable. As such, it would comply with Policy CS19 of the Core Strategy 2014 and paragraphs 130 and 185 of the NPPF 2021.

Parking and Highways

On the basis that the stable and store are for private use and restricted to the intended use, it is considered that there would be no adverse parking or highways impacts from the proposal, and it would therefore comply with saved Policies T1 and P3 of the Gravesham Local Plan 1994 and Policy CS11 and CS19 of the Gravesham Core Strategy 2014.

Conclusion and Recommendation

The proposed retention and extension of the building as a hay/food store and stable is an appropriate development in the countryside and Green Belt and is not considered to result in any adverse impact on the openness of the Green Belt. The design, size and location of the stable is appropriate in this rural location. In addition, the proposal is also considered acceptable in relation to amenity and highway matters. The proposal therefore complies with the requirements of Policies CS02, CS11, CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014, Policies C17, T1 and P3 of the Gravesham Local Plan 1994, and paragraphs 111, 130, 147, 149, 174 and 185 of the NPPF 2021. The application is accordingly recommended for approval with conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
Signed:	<i>K. Parkin</i>	Signed:	<i>R Hart</i>
Dated:	8 th June 2023	Dated:	12th June 2023