

9th APRIL 2019 PLANNING COMMITTEE

6e	18/0567	Reg'd:	29.08.18	Expires:	26.04.19	Ward:	HE
Nei.	03.12.18	BVPI	18 - Minor	Number	>8	On	YES
Con.		Target		of Weeks		Target?	
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				Day:			

LOCATION: Land south of St Edwards Field 4756, Sutton Park, Sutton Green, Guildford, Surrey

PROPOSAL: Re-location of existing steel container.

TYPE: Full

APPLICANT: Mr Charles Banks

OFFICER: Katie
Prior

REASON FOR REFERRAL TO COMMITTEE

The proposal involves the erection of a non-residential outbuilding and is recommended for permission. It therefore falls outside of the scheme of delegation.

RECOMMENDATION

GRANT planning permission subject to conditions.

PLANNING STATUS

- Green Belt
 - Sutton Park Conservation Area
 - Thames Basin Heaths SPA Zone B (400m-5km)

SITE DESCRIPTION

The application site, land to the south of St Edwards Field, forms part of Blanchards Hill Farm. Blanchards Hill Farm contains a barn, stable block to accommodate horses and associated paddocks. The existing barn is used for storing hay and machinery and the stable block also contains a wash room and rug washing area. Adjacent to the north of the site is an area of trees and further north to this is a public footpath.

The site is located within the Sutton Park Conservation Area which forms an area of special character which encompasses the green in Sutton Green and the parkland setting of Sutton Place. The conservation area also contains groups of trees which benefit from the protection of the conservation area.

PLANNING HISTORY

TREE/2018/8221 - Areas A and B - Remove all Pine. Area C - Thin Pine by 30%. Area E - Thin mixed species woodland by 30% (Works within Sutton Park - Conservation Areas). No objection

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PLAN/2016/1308 – Proposed traditional oak frames barn dwelling for essential worker. Granted 16.08.17 [Officers note: this permission included an informative to state that any re-location on site of the storage container may require planning permission]

TREE/2015/8086 – Felling works as per schedule (Works within Sutton Park Conservation Area). No objection 01.04.15

PLAN/2014/0878 - Erection of 2no. loose boxes, 5no. foaling boxes and open hay barn. Refused 28.11.14. Appeal allowed 21.09.15

PLAN/2014/0466 – Outline application for the erection of an equestrian workers dwelling with detached double garage and garden. Refused 03.12.14.

PLAN/2014/0464 – To build an additional 2 loose boxes and 5 foaling boxes with an open hay barn to enable business expansion. No further action

PLAN/2012/1089 – Outline application for the erection of an equestrian workers dwelling with detached garage and garden. Withdrawn

PLAN/2005/0992 - Construction of agricultural storage barn for fodder, machinery and sheep flock; construction of stable block and manège; construction of associated yard area. Granted 11.11.05

DC 0009345 – Erection of detached house. Granted

PROPOSED DEVELOPMENT

The application seeks planning permission to re-locate an existing shipping container on the site which is used for storage. The storage container is currently located to the north of the existing buildings close to the northern boundary of the site. The application proposes to move the container approximately 35m west of its current position.

The shipping container is approximately 12m in length by 2.5m in width and 2.6m high.

The applicant has advised that the shipping container is proposed to be used solely for the storage of equipment belonging and in relation to the use of the site for lawful equestrian purposes. This includes saddles and horse tack of high value.

CONSULTATIONS

Historic England – No comments

The Garden's Trust – No objection

WBC Conservation Consultant – No objection

WBC Arboricultural Officer – No objection

NEIGHBOUR REPRESENTATIONS

2 letters have been received in respect of the application. A summary of the main comments made is given below:

- The steel container is unsightly and would not enhance or preserve the Conservation Area;

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- The steel container would be visible from the public footpath; and
- Application TRE/2018/8221 to thin trees would make the container more visible.

In response the applicant has submitted a letter making the following comments:

- No trees need to be removed to move/re-locate the container;
- TREE/2018/8221 is proposed to remove dead and dying trees to ensure the remaining trees have adequate space to remain healthy.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (2019):

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

Woking Core Strategy (2012):

CS6 - Green Belt
CS20 – Heritage and Conservation
CS21 - Design
CS24 - Woking's Landscape and Townscape
CS25 - Presumption in Favour of Sustainable Development

Development Management Policies DPD (2016):

DM2 – Trees and Landscaping
DM3 - Facilities for Outdoor Sport and Outdoor Recreation
DM13 - Buildings Within and Adjoining the Green Belt
DM20 – Heritage Assets and their settings

Supplementary Planning Documents

Woking Design SPD (2015)
Outlook, Amenity, Privacy and Daylight (2008)
Heritage of Woking (2000)

Planning (Listed Buildings and Conservation Areas) Act 1990

PLANNING ISSUES

The main issues to consider in determining this application are the impact on the Green Belt, impact on the character of the Conservation Area, visual amenity, neighbouring amenity, trees and local finance considerations.

Impact on Green Belt

1. Paragraph 145 of the NPPF states that construction of new buildings which are for "*the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of*

the Green Belt and do not conflict with the purposes of including land within it" are not inappropriate development in the Green Belt.

2. The proposed shipping container would be used for the storage of equipment used in connection with the lawful equestrian use at Blanchards Hill Farm. The applicant has advised that expensive items such as saddles, bridles, rugs and a quad bike are stored in the container. These items are unable to be stored elsewhere on the site as the other buildings cannot be locked as they contain horse. In the event of a fire the animals would need to be released quickly.
3. Taking into account the container's relatively limited 30sqm footprint, single storey height and need, it is considered to be an appropriate facility in connection with the existing lawful use of the site for outdoor sport and recreation. For these reasons the proposal is not considered to be inappropriate development in the Green Belt. The proposal therefore complies with Policy CS6 of the Woking Core Strategy, Policy DM13 of the DM Policies DPD and the NPPF.

Impact on the Conservation Area

4. Section 71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) places a statutory duty on decision makers to have 'special regard' to preserving or enhancing the character of the conservation areas and states that "*with respect to any buildings or other land in a conservation area, of any functions or by virtue of any of the provisions mentioned in sub section (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*"
5. The container appears to have been on the site, in its current position, for some time, and at least since the application for the equestrian workers dwelling in 2016 (PLAN/2016/1308). The steel container is currently located in the northern part of the site, not visible from the entrance to the main part of the site as it is located to the east of the stable building. With its re-location further west on the site it would also be positioned to the rear (north) of the stable building.
6. The container would be approximately 20m away from the public footpath to the north of the site. In its current position the container is approximately 23m away from the public footpath. The slight decrease in separation distance is not considered to make the container any more visible from the public footpath due to its size and a large group of trees screening the container.
7. The Council's Conservation Consultant has raised no objections to the proposal and suggests that any permission granted is for a 5 year temporary period (condition 1) as the container is not the quality of building that one would want to proliferate in the countryside. A temporary consent for 5 years would allow the visual amenities of the area to be re-assessed.
8. The proposal is considered to preserve and enhance the character and appearance of Sutton Park Conservation Area and therefore complies with the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Policies CS20 and CS21 of the Woking Core Strategy, Policy DM20 of the DM Policies DPD and the NPPF.

Impact on character

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9. Policy CS21 of the Woking Core Strategy states that new development should create "*buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land*".
10. Given the scale, mass and location of the proposed shipping container it is considered that it would be a relatively small structure in a fairly sheltered location and that it would relate satisfactorily to the lawful use of the site for outdoor sport and recreation. For these reasons it is considered that it would have an acceptable impact on the character of the area. The proposal therefore complies with Policy CS21 of the Core Strategy, Policy DM3 of the DM Policies DPD and the NPPF.

Impact on neighbouring amenity

11. There are no neighbouring dwellings in close proximity to the application site. Therefore given the proposed siting, scale, massing and storage use of the shipping container it is considered that it would not result in any adverse impact on sunlight/daylight, privacy and would not appear unacceptably overbearing towards any nearby neighbouring property.

Impact on trees

12. As the container would be located close to a large group of trees the Council's Arboricultural Officer was consulted on the application. The Arboricultural Officer has raised no objection to the proposal, commenting that there are no significant arboricultural implications with moving the container.

Local finance consideration

13. The proposal would not lead to residential or retail floor space and is not therefore liable for a financial contribution to CIL.

CONCLUSION

Overall it is considered that the proposal would have an acceptable impact on the Green Belt, would preserve the character and appearance of the Sutton Park Conservation Area, and would not result in any adverse impact to character, neighbouring amenity and trees. The proposal therefore accords with Policies CS6, CS20, CS21, CS24 and CS25 of the Woking Core Strategy 2012, Policies DM2, DM3, DM13 and DM20 of the DM Policies DPD 2016, Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Woking Design SPD (2015), Outlook, Amenity, Privacy and Daylight (2008) and Heritage of Woking 2000 and the NPPF.

BACKGROUND PAPERS

Site visit photographs (05.12.2018)

PLANNING OBLIGATIONS

None.

RECOMMENDATION

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It is recommended that planning permission be **GRANTED** subject to the following conditions:

1. The building hereby permitted shall be removed and the land restored to its condition immediately prior to the development commencing on or before 30th April 2023 in accordance with a scheme of work which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: The building hereby permitted is not considered suitable as a permanent form of development and to safeguard the visual amenities of the area and to comply with Policies CS20, CS21 and CS24 of the Woking Core Strategy.

2. The development hereby permitted shall be carried out in accordance with the approved drawing and information listed below:

- Proposed location plan (received 31.05.2018)
- Elevations (received 28.08.18)
- Proposed block plan (received 16.06.2018)
- Email from applicant (received by the LPA on 28.02.2019)

Reason: For the avoidance of doubt and to ensure that the development is completed in accordance with the approved drawings.

3. The development hereby permitted shall be used solely for the storage of equipment in conjunction with the use of the wider site known as Blanchards Hill Farm and shall not be used for any other use without the prior written consent of the Local Planning Authority.

Reason: To restrict the use to one which is appropriate for the purposes of the Green Belt and in the interests of visual amenities and to comply with Policies CS6, CS20 and CS21 of the Woking Core Strategy 2012 and Policies DM13 and DM20 of the DM Policies DPD 2016 and the NPPF.

Informatics

01. The Council confirms that in assessing this planning application it has worked in a positive and proactive way, in line with the requirements of the *National Planning Policy Framework* (2018).

02. Site Inspections:

You are advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.