
MAIN CASE

Reference No: 18/00774/FUL

Proposal: Demolition of barn and replacement with 3 detached dwellings and associated works.

Site Address: Millfields Stables Ltd Millfield Stables Mill Lane
Stetchworth Suffolk

Applicant: Ms K Bartlett

Case Officer: Oli Haydon Planning Officer

Parish: Stetchworth

Ward: Dullingham Villages
Ward Councillor/s: Councillor Chris Morris

Date Received: 7 June 2018 **Expiry Date:** 25th September 2018

[T103]

1.0 RECOMMENDATION

1.1 Members are recommended to APPROVE this application subject to the recommended conditions below. The conditions can be read in full on the attached Appendix 1.

- 1 Approved Plans
- 2 Time Limit -FUL/FUM/LBC
- 3 Specified materials
- 4 Submission of remediation scheme
- 5 Implement of approved remediation scheme
- 6 Reporting of unexpected contamination
- 7 Construction Times
- 8 Boundary Treatments
- 9 Biodiversity Improvements
- 10 Foul and Surface water drainage
- 11 Hard landscaping scheme
- 12 Soft landscaping scheme
- 13 Parking and Turning
- 14 Access Drainage
- 15 Access Closure – Equine Use
- 16 Stable Yard Access

2.0 **SUMMARY OF APPLICATION**

- 2.1 The application seeks consent for the demolition of the existing barn at Millfields Stables and construction of three dwellings with associated works. The application is a resubmission of a previously refused application from November 2017. (17/01684/FUL).
- 2.2 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>. **Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.**
- 2.3 Cllr Chris Morris requested the application be called-in to Planning Committee due to the issues identified by the Parish Council.

3.0 **PLANNING HISTORY**

3.1

17/01684/FUL	Demolition of existing barn and construction of 3No detached dwellings and associated highways works	Refused	13.11.2017
--------------	------------------------------------------------------------------------------------------------------	---------	------------

4.0 **THE SITE AND ITS ENVIRONMENT**

- 4.1 The application site is located outside the defined development envelope for Stetchworth, at the western end of Mill Lane. The site forms part of a wider equine operation associated with Millfields Stables with operating stables located to the south of the site and a barn to the northwest. Beyond the site to the north and west are open agricultural fields.

5.0 **RESPONSES FROM CONSULTEES**

- 5.1 Responses were received from the following consultees and these are summarised below. The full responses are available on the Council's web site.

Environmental Health – No objections subject to conditions relating to construction hours.

Asset Information Definitive Map Team - No Comments Received

Local Highways Authority – “The Highway Authority has no objections in principal to this application. The access arrangement that was submitted under refused application 17/01684/FUL is the same and I still don't understand the reason for south eastern gate arrangement but it would not have a severe impact on highways safety so I do not object. We would not seek to adopt the internal roads as they are not laid out to an adoptable standard. Footpaths 19 & 21 run along the entrance to the development access therefore I would suggest that the CCC RoW team are consulted”.

CCC Growth & Development - No Comments Received

Environmental Health (Scientific) – ‘The Contamination report finds that there is a risk from asbestos at the site and recommends safe removal of the asbestos followed by soil testing. I recommend that standard contaminated land conditions 2, 3 and 4 attached to any planning approval due to the proposed sensitive end use (residential).’

Ramblers Association South – “I thank you for consulting the Ramblers on this application affecting a public right of way, in this case both Stetchworth fps 19 and 21, to the south of the site and, possibly, outside the applicant’s ownership. In view of past experience of problems reaching Mill Lane on fp 19 from Stetchworth High Street, a visit has been made to the site to clarify the current situation and the footpath has been found to be tolerably as shown on the Definitive Map, the latter part now being within a narrow fenced strip, (unfortunately with nettles present at the moment). This footpath, like fp 21, almost opposite, arrives at a bulbous turning area, probably private, at the end of Mill Lane, which will also receive traffic from the current proposal, not expected to be more than at present The nearest of the proposed dwellings will be, perhaps, 30 to 40 metres from either footpath and, when compared with the barn to be demolished, the development is unlikely to adversely affect the enjoyment of users”.

Ward Councillors – Cllr Chris Morris requested the application be called-in to Planning Committee due to the issues raised by the Parish Council

Waste Strategy (ECDC) - Aside from informatives, the waste team requested clarification from the applicant or their agents regarding the collection point for waste and recycling for these properties.

Stetchworth Parish Council - Stetchworth Parish Council objects to this planning application on the following grounds:

- This is an overdevelopment of the site which is outside the village envelope. The Local Plan 2015 states that development in Stetchworth should be limited to infill sites. The road to the site is inadequate with no footpath and nowhere to put one. The junction with Mill Lane and Tea Kettle Lane is a dangerous junction on a school route.
- The Council also disputes the evidence provided on the application which states that the barn is redundant, and believes this information is misleading. The Council also has concerns that Planning Policy 2015 EMP1 (Retention of Existing Employment Sites & Allocations) and EMP 6 (Development Affecting the Horse Racing Industry) are potentially being breached. This development would mean that the stud is no longer a viable business as there would be a conflict between the stables and the proposed housing.
- Appendix B (*attached at end of committee report*) provided by the applicant contains a number of inaccuracies – please see attached document setting out the PC’s comments on these matters.
- The PC has asked District Cllr Chris Morris to call this application in to the Planning Committee for consideration if the application is being considered for approval by the Planning Officer.

5.2 **Neighbours** – 13 neighbouring properties were notified, a site notice was posted and an advert was placed in the Cambridge Evening News and the seven responses received are summarised below. A full copy of the responses are available on the Council’s website.

- Mill Lane is narrow with no footpath
- Cars park on the lane leaving it very narrow
- Major construction disruption
- Disruption to utilities
- Questions over the apparent unviability of the stud
- Would set a precedent for development nearby
- Barn is not redundant
- Would add traffic to the lane
- Character of area is one of equine uses
- Junction onto Tea Kettle Lane is dangerous
- Does not confirm to policies
- Stud was purchased knowing size
- Facility would be viable to other small breeders
- Road is poorly lit
- Pressure on water and drainage systems
- Stetchworth is not well served by public transport

6.0 **The Planning Policy Context**

6.1 East Cambridgeshire Local Plan 2015

ENV 1	Landscape and settlement character
ENV 2	Design
ENV 7	Biodiversity and geology
HOU 2	Housing density
COM 7	Transport impact
COM 8	Parking provision
GROWTH 1	Levels of housing, employment and retail growth
GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 5	Presumption in favour of sustainable development
EMP 5	Equine development
EMP 6	Development affecting the horse racing industry
ENV 4	Energy efficiency and renewable energy in construction
ENV 8	Flood risk
ENV 9	Pollution
ENV 14	Sites of archaeological interest

6.2 Supplementary Planning Documents

Design Guide
Flood and Water
Contaminated Land - Guidance on submitted Planning Application on land that may be contaminated
Developer Contributions and Planning Obligations

6.3 National Planning Policy Framework 2018

- 5 Delivering a sufficient supply of homes
- 12 Achieving well-designed places
- 8 Promoting healthy and safe communities
- 14 Meeting the challenge of climate change, flooding and coastal change
- 15 Conserving and enhancing the natural environment

6.4 Submitted Local Plan 2017

- LP3 The Settlement Hierarchy and the Countryside
- LP2 Level and Distribution of Growth
- LP1 A presumption in Favour of Sustainable Development
- LP28 Landscape, Treescape and Built Environment Character, including Cathedral Views
- LP22 Achieving Design Excellence
- LP30 Conserving and Enhancing Biodiversity and Geodiversity
- LP17 Creating a Sustainable, Efficient and Resilient Transport Network
- LP6 Meeting Local Housing Needs
- LP16 Infrastructure to Support Growth
- LP9 Equine Development
- LP10 Development Affecting the Horse Racing Industry
- LP27 Conserving and Enhancing Heritage Assets
- LP26 Pollution and Land Contamination
- LP25 Managing Water Resources and Flood Risk

7.0 **PLANNING COMMENTS**

7.0.1 The application seeks consent for the demolition of the large agricultural barn at Millfields Stables and the construction of 3 no. private detached dwellings along with associated highway works. The application was previously refused in November 2017 (17/01684/FUL) on grounds of being outside the development envelope and the conflict between residents and the equine operation at Millfield Stables.

7.1 **Principle of Development**

7.1.1 The application site lies adjacent to the defined development boundary. The development of the site for housing would therefore conflict with Policy GROWTH 2 and LP3 of the East Cambridgeshire Local Plan 2015 and Submitted Local Plan 2017 which seeks to focus new housing development within defined settlement boundaries. However, since the previous refusal on the site, the council can no longer currently demonstrate a five year land supply for housing, policies GROWTH 2 and LP3 therefore cannot be considered up to date in so far as it relates to supply of housing land.

7.1.2 Due to its links and close proximity to the development envelope, the site is considered to be a sustainable location within walking distance of public transport and village facilities and with good links beyond to the larger service centres. The village is defined in the 2017 Submitted Local Plan as a 'medium village with a good range of services'. In this respect, it is recognised that the proposal would make a

positive, albeit modest, contribution towards the provision of the housing land supply in the area. In addition, its construction would provide some short term economic benefits.

- 7.1.3 The previous application failed to provide sufficient information supporting the unviability of the site for equine purposes and failed to “demonstrate that it is unlikely to have a significant “adverse impact on the operational use of an existing horse racing industry related site, or which would threaten the long term viability of the horse racing industry as a whole”, contrary to the requirements of Local Plan Policy EMP6 and Proposed Submission Local Plan 2017 Policy LP10”.
- 7.1.4 However, this resubmission is accompanied by additional information relating to the use of the site. It is stated that the barn is in disrepair and its use as a horsewalker is unsuitable. The land holding associated with Millfields Stables is 17.5 acres of paddocks which is insufficient to hold a viable number of equines, according to British Horse Society Welfare Guidelines (1 horse per 1.5 acre). The existing 15-box stable is to be retained with the muck heap and a new horse walker sited adjacent to it. This stable is accessed from the front of the site, with the remaining paddocks accessed away from the residential units. The existing agricultural track running through the site will be blocked to avoid conflict between vehicles. The plots of land around Millfields Stables have been being broken-up since the 1990s with various other agricultural and equine buildings within the site being converted to dwellings. The barn within the application site was formally decommissioned for equestrian use in 2012 as part of an adjacent planning approval for two dwellings and the applicant has stressed the commercial unviability of the facility, due to its size and lack of usable facilities. The applicant hopes to divide the remaining land within the wider site to provide buyers with the option of purchasing grazing land to keep their riding horses or children’s ponies. Finally, the applicant has stated that they wish to relocate their business on a larger and more viable site using funds raised by the conversion and redevelopment of the buildings at Millfields.
- 7.1.5 Having considered the applicant’s case, it is clear that this site forms an exception to many of the equine land holdings in the area surrounding Newmarket. Few have sold off such a substantial portion of their land that their capacity for equines is less than 15. Whilst a small-scale equine facility will be lost, the land surrounding it will continue to be used for more recreational equine uses. The impact on the wider horse-racing industry is likely to be negligible therefore and the demolition of the unused barn and redevelopment of the site will not set a precedent for the closure of the district’s viable stud farms.

7.2 Residential Amenity

- 7.2.1 The proposed dwellings will be located approximately 60m from the nearest residential property and it is unlikely they would have any overbearing or overlooking impact on these neighbours. The dwellings themselves have been designed and positioned in a way to ensure overlooking is kept to a minimum and sufficient amenity space and separation distances are provided within the plot to keep overbearing to acceptable levels. There are no first floor side facing windows between the two front dwellings and rear windows are sufficiently distanced from any first floor windows of the dwelling to the rear.

7.2.2 The previous application was refused on the basis of representing new residential development within an existing equine operational facility. In light of the conclusions of Section 7.1 of this report, the weight given to this previous considerations lessens somewhat. The muckheap and horse walker have been relocated within the site, away from the proposed dwellings and the impact of any future equine operations is likely to be small-enough in scale to represent an acceptable level of harm to the future residents of the scheme. Those who choose to live in the proposed dwellings will be aware of the noises and odours associated with rural areas such as the Newmarket fringe villages and thus any complaints made to Environmental Health are likely to be few in number and relate to specific events as opposed to the ambient conditions on the site.

7.2.3 It is considered that, in light of the apparent unviability of the equine facility at Millfield Stable and the unlikelihood of any future large-scale equine operator viewing the facility for potential relocation, that the residential amenity impact is acceptable and the previous reason for refusal relating to this being overcome.

7.3 Visual Amenity

7.3.1 The proposal seeks to demolish a large, relatively unsightly barn and replace with three detached dwellings. The dwellings would be located approximately 60m from the nearest residential property to the east and the built form along Mill Lane; thus an agricultural aesthetic to the dwellings was recommended at pre-application stage.

7.3.2 The proposed dwellings have a high-quality design, with a rural and agricultural aesthetic achieved through the use of barn-like openings and a mixture of materials. A traditional “farmhouse” will front the site, with two buildings to the rear and side replicating converted barns. The dwellings will be no higher than the existing barn and cover a substantially smaller footprint. The existing agricultural access to the rear of the site will not be retained, with a turning head incorporated to the front of the site.

7.3.3 It's considered that the development, albeit large in scale, will have the appearance of an agricultural conversion and existing farmhouse; and not appear out of keeping with the surrounding rural operations and edge of settlement location. The proposal is not deemed to cause substantial visual harm to the character and appearance of the area.

7.4 Highway Safety & Parking

7.4.1 The proposed scheme would be located off Mill Lane, utilising an existing farm access. Sufficient parking and turning has been provided within the site and through the implementation of a turning head at the site entrance. The Local Highways Authority have raised no objections with the proposal and the Ramblers Association consider that the development is unlikely to adversely affect the enjoyment of users of the local footpaths.

7.4.2 Regarding the agricultural access to the site, the existing access point will be blocked ensuring that no agricultural traffic can use the residential site to access the land to the rear. The stables, repositioned horse walker and muck head will be

served by their own dedicated access at the front of the site. The conflict of agricultural and residential vehicles on the site is not considered to be significant.

- 7.4.3 Regarding resident's concerns around the use of the track and construction vehicles; the site was previously an operational equine facility with large equine and agricultural vehicles associated with it. The development of the site for residential purposes may increase vehicular movements to and from the site but the intensity and scale of the movements is likely to be lessened. In planning terms, construction works form a temporary disturbance and would not represent a reasonable justification for refusal.

7.5 Ecology

- 7.5.1 The proposal seeks to remove an existing agricultural barn and therefore an ecology survey was submitted with the proposal. The survey found limited evidence for the potential of bird/bat roosting within the barn. However, several recommendations were made within the survey including avoiding bird-breeding season during construction, implementation of biodiversity measures and the covering of pits during works. These mitigation measures will be secured by condition.

7.6 Other Material Matters

- 7.6.1 A contaminated land survey was submitted with the proposal; whilst the Scientific Officer accepted the findings of the report, they recommended a number of conditions to ensure a remediation strategy is in place for the demolition of the barn due to the risk of asbestos.
- 7.6.2 In order to protect the amenity of nearby occupiers, Environmental Health recommended that construction hours are limited by condition.
- 7.6.3 A full surface and foul water drainage scheme will be required by condition to ensure compliant with the relevant local and national policies. The site is located within the Environment Agency's Flood Zone 1 where new development should be located.

7.7 Planning Balance

- 7.7.1 The proposal represents a sustainable form of development on the edge of the settlement of Stetchworth. The scheme would provide three additional dwellings built to modern, sustainable building standards and there would be a positive contribution to the local and wider economy in the short term through construction work.
- 7.7.2 The dwellings have been designed sensitively considering their edge-of-settlement location and they would have a minimal impact on the amenity of surrounding residents. Whilst the scheme would involve the redevelopment of part of an existing equine site, a case has been made to demonstrate that the facility is unviable due to a lack of sufficient land for grazing and buildings for equine care. The loss of part of this facility will not have a significant impact on the wider equine industry across

East Cambridgeshire and any conflict between residents and users of the facility is likely to be minimal.

7.7.3 On balance, the benefits of the scheme are considered to outweigh the level of harm caused and the application is recommended for approval.

8.0 **APPENDICES**

8.1.1 Appendix 1 – List of Conditions

8.1.2 Appendix 2 – Parish Council list of inaccuracies within applicant's case

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
18/00774/FUL	Oli Haydon Room No. 011 The Grange	Oli Haydon Planning Officer 01353 665555
17/01684/FUL	Ely	oli.haydon@eastca mbs.gov.uk

National Planning Policy Framework -

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

East Cambridgeshire Local Plan 2015 -

<http://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>

APPENDIX 1 - 18/00774/FUL Conditions

- 1 Development shall be carried out in accordance with the drawings and documents listed below

Plan Reference	Version No	Date Received
P-4075-02	B	18th July 2018
P-4075-03	B	18th July 2018
P-4075-04	B	18th July 2018
P-4075-05	A	7th June 2018
Environmental Study		27th June 2018
LOCATION		7th June 2018
P-4075-06		7th June 2018
P-4075-07		7th June 2018
Ecological Appraisal		7th June 2018

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 The materials to be used in the construction of the external surfaces, including walls, roof, windows and doors, shall be as specified on the application form. All works shall be carried out in accordance with the approved details.
- 3 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 of the Submitted Local Plan 2017.
- 4 No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- 4 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015 and LP26 of the Submitted Local Plan 2017. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

- 5 Prior to the commencement of any development, the remediation scheme approved in Condition 4 above shall be implemented in accordance with the agreed timetable of works and to the agreed specification. The Local Planning Authority must be given two weeks written notification of commencement of any remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.
- 5 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015 and LP26 of the Submitted Local Plan 2017. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 6 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported to the Local Planning Authority within 48 hours. No further works shall take place until an investigation and risk assessment has been undertaken and submitted to and approved in writing by the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved remediation scheme a verification report must be prepared, and approved in writing by the Local Planning Authority.
- 6 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015 and LP26 of the Submitted Local Plan 2017.
- 7 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours: 08:00-18:00 each day Monday-Friday, 08:00-13:00 Saturdays and none on Sundays, Public or Bank Holidays.
- 7 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 of the Submitted Local Plan 2017.
- 8 No above ground construction shall commence until details of the boundary treatments have been submitted to and agreed in writing with the Local Planning Authority. The boundary treatments shall be in situ in accordance with the approved details prior to the first occupation of any dwelling.
- 8 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 of the Submitted Local Plan 2017.

- 9 The biodiversity improvements stated in Section 8 of the Preliminary Roost Assessment (prepared by Greenwillows dated Sept 2017) shall be installed prior to the first occupation of the hereby approved development and thereafter maintained in perpetuity.
- 9 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 and LP28, LP22 and LP30 of the Proposed Submission Local Plan 2017.
- 10 No development shall take place until a scheme to dispose of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented prior to first occupation.
- 10 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015 and LP22 and LP25 of the Submitted Local Plan 2017. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted and the details need to be agreed before construction begins..
- 11 No development shall take place until full details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include: driveway materials, street bollards and gates. The works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority.
- 11 Reason: To assimilate the development into its surroundings, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 and LP28 of the Submitted Local Plan 2017. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 12 Prior to first occupation or commencement of use a full schedule of all soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include, planting plans, a written specification; schedules of plants noting species, plant sizes, proposed numbers/densities; and a detailed implementation programme. It shall also indicate all existing trees and hedgerows on the land and details of any to be retained. The works shall be carried out in accordance with the approved details prior to the end of the first planting season following occupation of the development. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 12 Reason: To assimilate the development into its surroundings, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 and LP28 of the Submitted Local Plan 2017. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

- 13 Prior to first occupation or commencement of use of the development sufficient space shall be provided within the site to enable vehicles to enter, turn and leave the site in forward gear and to park clear of the public highway The area shall be levelled, surfaced and drained and thereafter retained for that specific use.
- 13 Reason: In the interests of highway safety, in accordance with COM7 and COM8 of the East Cambridgeshire Local Plan 2015 and LP17 of the Submitted Local Plan 2017.
- 14 The access and all hardstanding within the site shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity.
- 14 Reason: To prevent surface water discharging to the Highway, in accordance with policies ENV2, ENV7 and COM7 of the East Cambridgeshire Local Plan 2015 and LP17, LP22 and LP30 of the Submitted Local Plan 2017.
- 15 The existing access(es) to the agricultural/equestrian use as shown on P-4075-02 (rev B) shall be permanently and effectively closed prior to first occupation of any dwelling.
- 15 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 of the Submitted Local Plan 2017.
- 16 Prior to first occupation of any dwelling, the access, turning and parking area to the existing stable yard, as shown on Drawing P-4075-02 (rev B) shall be constructed. The area shall be levelled, surfaced and drained and thereafter retained for that specific use.
- 16 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 of the Submitted Local Plan 2017.

Appendix 2 – Parish Council inaccuracies in applicant’s case

Waiting room and refreshment building – if this was converted into living accommodation it was without planning permission. The first time the Parish council became aware of anyone living in the former shop was when Mr Robert Eley (who would otherwise be homeless) was living there. The Parish Council did not believe that the premises had any of the usual dwelling facilities. Soon after this an application was made to ECDC for change of use to dwelling accommodation (although outside the village envelope). The Parish Council made representations to its then district Councillor objecting to this, but the application was successful.

The detached dwelling that was the principal residence was not converted into semi-detached – it had always been a semi-detached dwelling. For some years a member of Miss Hammond’s staff lived there.

The applicant contends that it has very old and rundown buildings but she recently built a new stable block and principal residence – why build them if the place is not viable? Furthermore the land they were built on could have been used for equine purposes as there was already a block of stables and a principal residence – the land where the stables had been, together with additional land at the rear of the then principal residence were converted into two plots of land and houses built thereon.

The applicant says ‘in the past year a new footpath has been created’. This ‘new’ footpath was created in 2008. The path (formerly a private carriage drive) had been in existence certainly since the Stetchworth Enclosure award of the 1820s. A recent previous owner had taken up the hedge (the boundary of the carriage drive) taking the whole drive into the Millfields field. The Parish made representations about this and eventually a public enquiry was held, the inspector granting the reinstatement of a public footpath.

The reference to Granby Cottage Stables, Tea Kettle Lane is also inaccurate. A small cul de sac of houses has indeed been built there but the land and stables were never a ‘stand alone stud’ but were part of Aislabie stud which is still in existence.

The applicant thinks that the Local Primary school would also benefit from these extra houses – however the residents of the proposed large four and five bedroom houses are more likely to drive their children to a private school.

The applicant’s intentions: This paragraph is not understood. When she refers to the old stables does she mean the block which was demolished and two houses built there, or does she mean the new block recently built which she intends to convert in the future to three or four homes (no planning application has been put in for this currently) or is she in fact referring to the large barn, the subject of this application for three homes.

However, in the next paragraph she refers to two homes in place of the derelict indoor ride and the existing one bed dwelling. It had been understood that the one bed dwelling had been demolished when the new principal residence was recently built. Does she in fact mean that she intends to build three houses, the subject of this application, plus convert the new stable block into three or four dwellings, plus two homes in the existing indoor ride/army hut plus the one bed residence – is she actually proposing a total of nine or ten dwellings on the site?

In short Appendix A seems to indicate that, were planning permission given the buildings would in no way inhibit the use of the rest of the land as a stud and the business would be run around the additional houses. Appendix B seems to indicate that the whole area is not large enough for a stud anyway, once these three have been built the intention is to convert the new stables to more dwellings, plus perhaps another two and a one bed dwelling at which point the applicant will move to more suitable premises.

When application was made for the principal dwelling and the new stable block it was maintained that this would be a better arrangement and would ensure a viable business. Selling off land and then complaining of lack of land to run a viable business would not seem to be a good reason to give permission for housing on stud land outside the perceived village envelope.