



Planning Committee
7th February 2023

Application No	:	22/00971/FUL Full Application
Location	:	Land North East Of Little Fields Danbury Chelmsford Essex
Proposal	:	Retrospective application for hard surfacing of access track to stables.
Applicant	:	Ms Katherine Fuller
Agent	:	
Date Valid	:	21st November 2022

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Appendices:

Appendix 1	Consultations
Appendix 2	Drawings

1. Executive summary

- 1.1. This application is referred to planning committee at the request of a local ward member.
- 1.2. The proposal is seeking retrospective consent for the construction of a track to facilitate access to a domestic stable block.
- 1.3. The track constructed would not adversely impact upon the intrinsic character or beauty of the Rural Area. By virtue of the existing use of the land and the siting of the development it would not adversely affect the amenity of any neighbouring residential properties.
- 1.4. The application is recommended for approval, subject to the conditions set out at the end of this report

2. Description of site

- 2.1. The site is a grassed field/paddock measuring approximately 1.1ha, located within the Rural Area.
- 2.2. The defined settlement of Danbury abuts the western and northern boundary of the site.
- 2.3. The site contains a stable block and barn within the northern corner of the site, which is surrounded by an area of hardstanding. The remainder of the land is a grassed paddock.
- 2.4. The site has been used for the keeping of horses for the past 40 years.
- 2.5. The site is enclosed by mature native hedging on the northern, eastern and southern boundaries, which provides a high level of screening.
- 2.6. Residential properties are located adjacent to the western and northern boundaries of the site and arable land to the south and east.

3. Details of the proposal

- 3.1. The proposal seeks retrospective planning permission for the construction of a track across the land to the stable block. The track is approximately 70m in length, extending from the field access within Little Fields, connecting to the hardstanding surrounding the stable block. The track is constructed from crushed hardcore and road planings. The track is used in connection with the small scale personal equine use of the land.

4. Other relevant applications

- 4.1. 86/0898 - Approved 8th August 1986 - To replace existing stable and barn - beyond economic repair - no change of use.
- 4.2. 85/1005 - Refused 1st October 1985 - Replace existing stable and barn

5. Summary of consultations

- 5.1. Public Health & Protection Services – No comments raised
- 5.2. Danbury Parish Council – Objects - The materials that have been used are not in keeping with the natural surroundings. The track will facilitate the use of larger vehicles with the potential to intensify traffic on Little Fields. The Parish Council is concerned about the impact on the immediate neighbours to the access at Little Fields. If Planning Officers are minded to approve a track in this location, the existing material should be removed and replaced with materials more in keeping with the natural setting.
- 5.3. Local Residents - Following representations received - Harmful to character of area, no justification, concern regarding future development, track could be used for vehicles to park, loss of privacy and potential danger from horses using the land.

6. Planning considerations

Main Issues

- 6.1. Impact of the development on intrinsic character and beauty of the Rural Area.
- 6.2. Impact of the development on neighbouring amenity.

Planning assessment

- 6.3. The track has a crushed concrete base, topped with road planings. The road planings remain loose, having a rustic appearance. The track in situ is already showing signs of weathering in and will continue to do so over time.
- 6.4. The site is enclosed by mature native hedging, which provides a high level of screening, with views only available from the private residential properties that boarder the site. The existing boundary treatments, built form, and limited public visibility of the land creates a strong sense of containment, which gives the site a clear distinction from the open farmland to the east and south of the site. The track is unobtrusive and is not harmful to the character and appearance of the area. However it is considered necessary to attach a condition limiting the use of the track for purposes incidental to the equine use of the site. Its use for general purpose traffic in connection with other uses could give rise to an unacceptable impact on the character and appearance of the countryside.
- 6.5. Given the modest stable block onsite and the low scale use of the land in relation to the keeping of horses, the track would not give rise to any unacceptable levels of vehicular movements. There is also no lighting proposed as part of the proposal and conditions limiting the use of the track for purposes incidental to the equine use of the site, would mean that the development would not have a detrimental effect on the amenities of residents in the area.

- 6.6. The works have already occurred and whilst the grass has been disturbed there has been no disturbance of the mature hedgerows that surround the site. As a result it is considered that the development has not resulted in any harm to the ecology or biodiversity of the site.
- 6.7. The development does not give rise to any health and safety issues with regards to the horses on site.
- 6.8. The comments raised about potential development or a future use are not a material planning consideration when determining the current application.

7. Community Infrastructure Levy (CIL)

- 7.1. The proposed works are not CIL liable

8. Conclusion

- 8.1 In conclusion the proposed development would not adversely impact the intrinsic character of area or adversely impact neighbouring amenity. The proposal is acceptable in accordance with the adopted Local Plan Policies.

RECOMMENDATION

The Application be APPROVED subject to the following conditions:-

Condition 1

The access track shall only be used in relation to the equine use of the land.

Reason:

To ensure that the development would be acceptable with the Rural Area in accordance with Policy DM10 of the Chelmsford Local Plan.

Condition 2

No means of external illumination shall be installed without the submission of details submitted to and approved in writing by the local planning authority.

Reason:

To ensure that the development would not result in unacceptable light pollution.

Positive and Proactive Statement

The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework to promote the delivery of sustainable development and to approach decision taking in a positive way.

Public Health & Protection Services

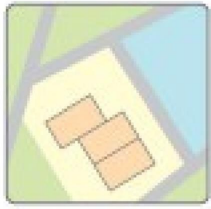
Comments
28.11.2022 - No PH&PS comments with regard to this application

Danbury Parish Council

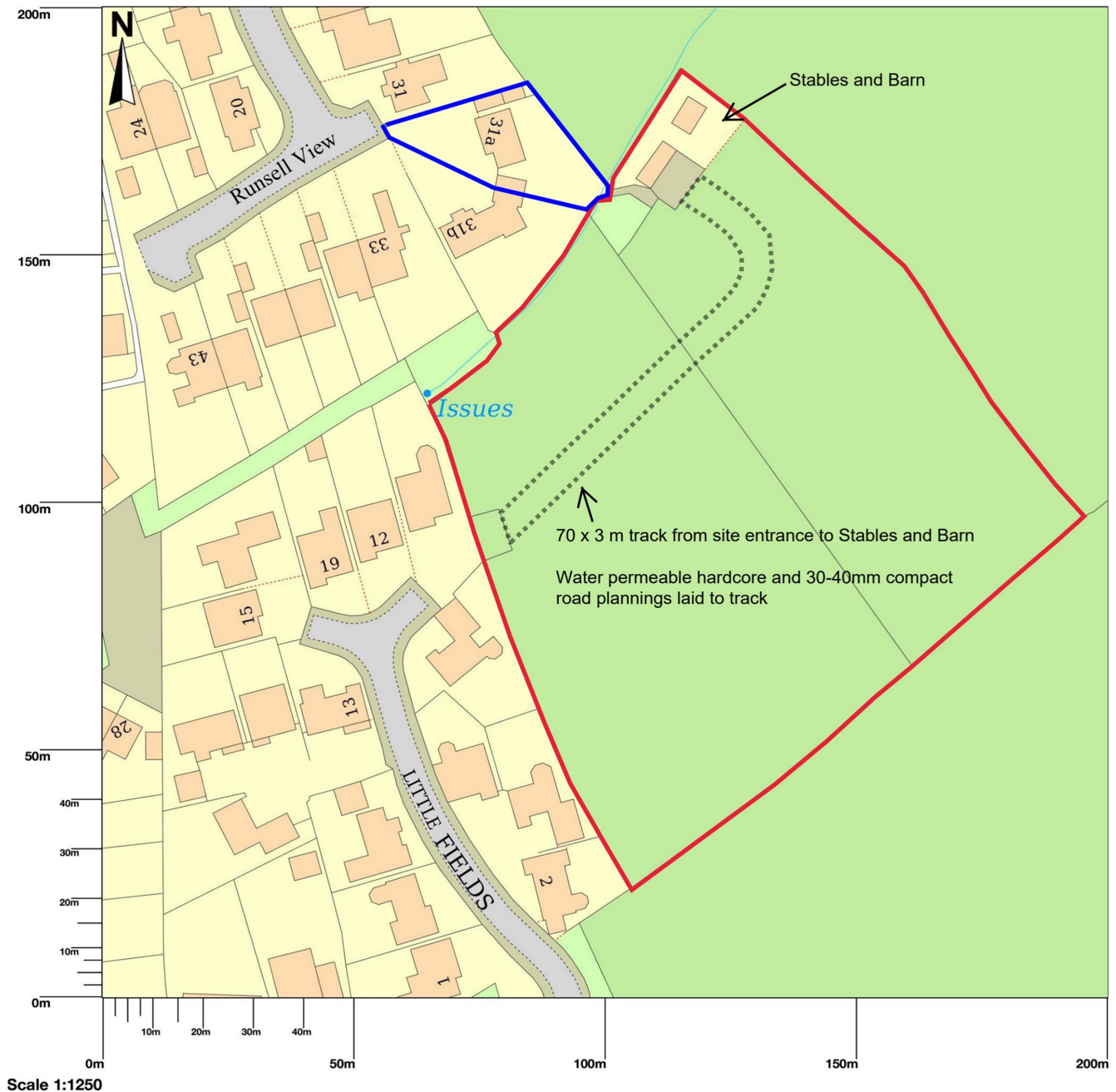
Comments
<p>20.12.2022 - The Parish Council strongly objects to this application. The materials that have been used are not in keeping with the natural surroundings. The track will facilitate the use of larger vehicles with the potential to intensify traffic on Little Fields. The Parish Council is concerned about the impact on the immediate neighbours to the access at Little Fields.</p> <p>If Planning Officers are minded to approve a track in this location, the existing material should be removed and replaced with materials more in keeping with the natural setting.</p>

Local Residents

Comments
Representations received – Five representations received objecting to the development – Harmful to character of area, no justification, concern regarding future development, track could be used for vehicles to park, overlooking from mound by horses and potential danger from horses.



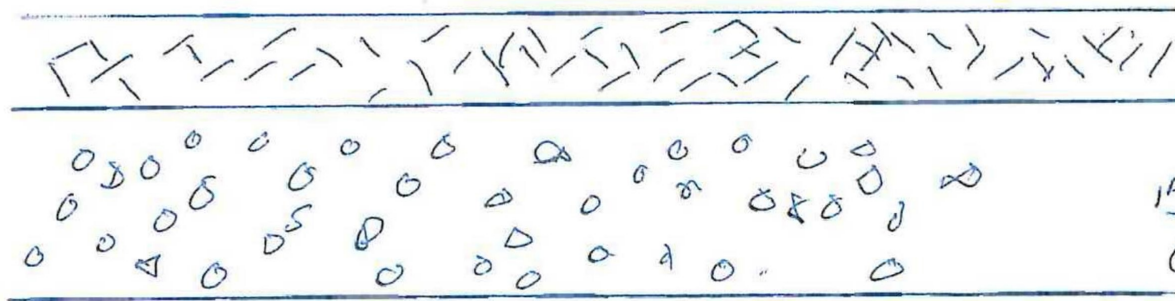
31a Runsell View, Danbury, Chelmsford, CM3 4PE



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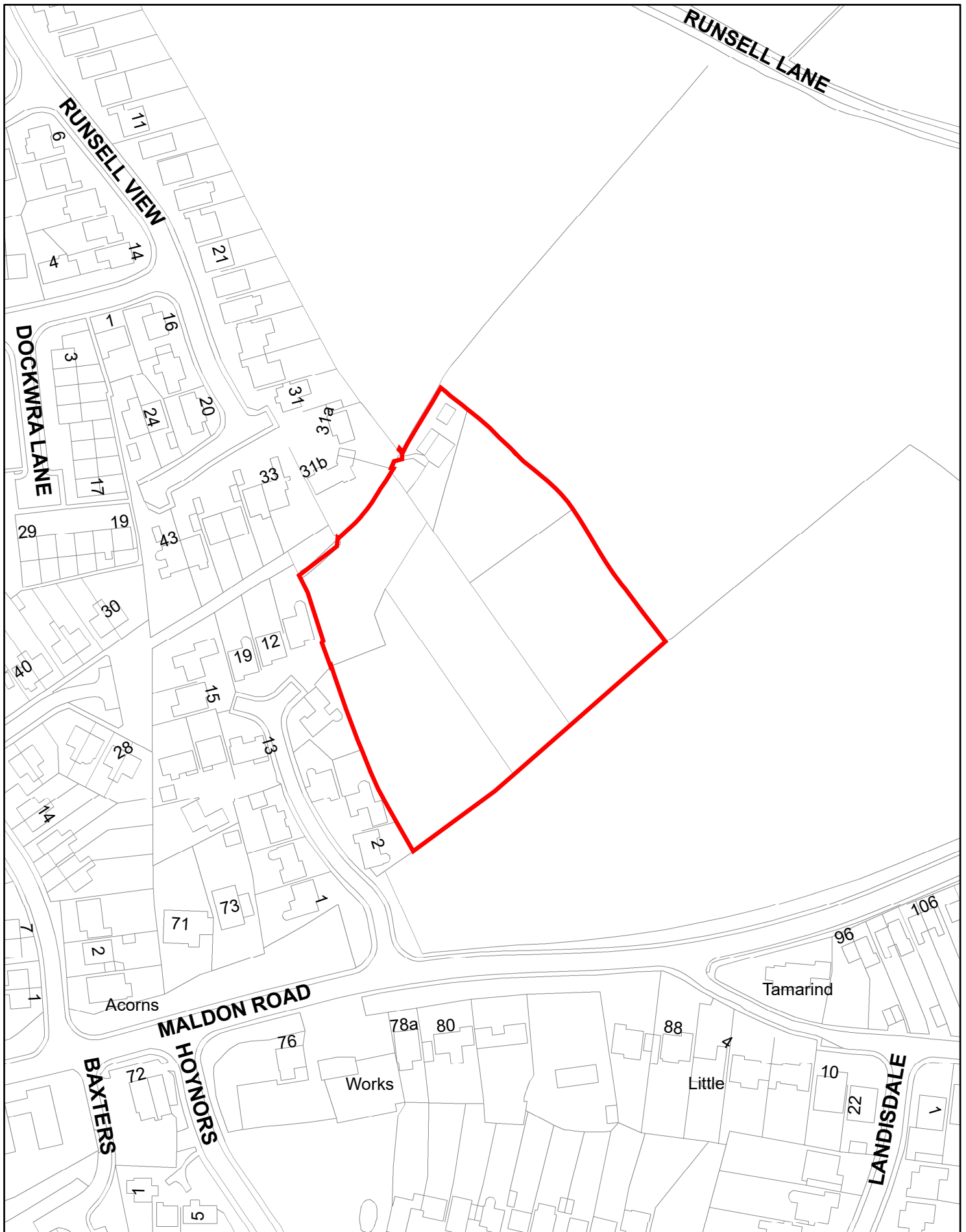
Planning permission for gravel track @
31^a Russell View, Danbury CM3 4PE

CROSS SECTION OF MATERIALS



30-40mm
ROAD PLANNINGS

150mm
CRUSHED HARDCORE



0 15 30 60 Metres

1:1,753



Planning Committee
22/00971/FUL

Planning & Development Management
Directorate for Sustainable Communities

PO Box 7544 Civic Centre
Duke Street, Chelmsford, CM1 1XP

Telephone: 01245 606826