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To: All Members of the **PLANNING APPLICATIONS COMMITTEE**

The following papers have been added to the agenda for the above meeting.

These planning updates were not available when the reports in the main agenda were originally prepared and supplement the information contained in those reports.

Yours sincerely

Karen Whelan

Chief Executive

PLANNING APPLICATIONS SUPPLEMENTARY INFORMATION

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<p style="text-align: center;">23 August 2018</p> <p style="text-align: center;">Planning Applications Committee</p> <p style="text-align: center;"><u>Update</u></p>		
Item No.	App no. and site address	Report Recommendation
4 Page 7	17/0540 Tiffanys, Station Road, Chobham	GRANT subject to conditions
<p><u>UPDATE</u></p> <p><u>Consultations</u></p> <ul style="list-style-type: none"> The Council's Drainage Engineer has raised no objections to the revised layout of the building and equestrian facilities which can be drained and the proposal can be agreed subject to conditional approval. The applicant will need to implement a suitable scheme providing attenuation. The Countryside Access Officer has raised no objections to the amended proposal (received 22/8/18, see attached annex 2 and recommended informative below). The Council's Arboricultural Officer has indicated that the large oak tree at the site entrance and on third party land was included within the tree report for this application and that no recommendations for works were required for facilitation of the development. This tree is therefore not at risk. Proposed Condition 8 also seeks the compliance with this tree report. As such, a Tree Preservation Order would not be recommended for this tree at this time. In relation to the amended scheme, the County Highway Authority has raised no objections <p><u>Further representations</u></p> <p>Four further letters have been received raising these new objections (on the basis of the amended scheme):</p> <ul style="list-style-type: none"> Overshadowing of bridle path and extended length along it and being unsightly sited close to it. Impact of horse riding and show jumping on users of the bridlepath. Failure to re-consult the Countryside Access Officer (i.e. Rights of Way Officer) [<i>Officer comment: Noting the existing boundary treatment, including trees and other vegetation, in between, no material impact on the bridle path is envisaged. The Countryside Access Officer raised no objections to the amended proposal, see above</i>] The muck heap has been deleted and clarification is sought [<i>Officer comment: The applicant has confirmed that the proposal for a muck heap has been deleted with soiled bedding kept in the stables and then collected and taken away for the site to an authorised waste facility</i>] Foul sewage system should be clarified [<i>see proposed Condition 7 of SU/17/0524</i>] 		

- Minimum provision of grazing land is not provided for animal welfare purposes [see Paragraph 7.3.9 of original report for SU/17/0540 which indicates that for competition horses, their feed is strictly regulated and grazing land alone is not relied upon]
- No storage facilities for bedding and feed are shown [Officer comment: This accommodation is to be provided within the proposed stable building]
- No indication of boundary manege boundary fencing has been provided. Fencing should post and rail only [Officer comment: This is not proposed]
- The benefit of the amendments to some residents has resulted in dis-benefits to others [Officer comment: The improvements to the relationship with the residential property to the south boundary are noted. However, noting the distance to the nearest residential properties, and the level of vegetation to the north boundary, no residential harm is envisaged to the residential beyond for the revised proposals]
- No lorry parking shown [Officer comments: It has been confirmed that one horse box space is to be provided. Four car parking spaces are shown]
- Commercial operation – any receiving, buying, selling, training or producing horses for third parties or professional riders would result in a commercial enterprise [Officer comment: This use of the land would remain as a private use i.e. the training of their own horses. What happens off-site e.g. use by other riders and the buying and selling of these horses is not relevant]
- A proven drainage solution has not been provided [Officer comments: See Drainage Engineer comments above]
- Turn-out time for dressage horses should be much greater than indicated by the applicants [Officer comments: This would not be a reason to refuse this application]
- Having foaling boxes could have eight horses at the site [Officer comment: See proposed condition 8 (as attached) of SU/17/0540 which limits the site to six horses]
- Loss of view [Officer comment: This is not a material planning consideration]
- Increase in size of outside school (against existing redundant sand school) [Officer comment: Please see Paragraph 7.3.13 of the original officer report for SU/17/0540. It is also considered that the revised outdoor school is also acceptable as an appropriate form of development in the Green Belt]

In relation to the amended scheme, Chobham Parish Council has raised an objection on the following basis:

- Impact on openness and a disproportionate increase over the size of the original buildings
- Evidence of equestrian activity and achievements are questionable and other anomalies exist and the full facts are needed before the decision can be made

- Weight should be given to the independent specialist flood risk and drainage assessment prepared on behalf of the neighbour
- Impact of re-sited indoor school on the character of the bridleway
- Development is contrary to Policy DM3 (of the Core Strategy) and is an over-development of the site
- Highway safety impact on Station Road
- Insufficient grazing land for horses
- An update upon condition of trees is required, and the vulnerability of the Oak tree at the site entrance and whether this tree can be protected by a Tree Preservation Order from the Tree Officer
- Access arrangements onto bridleway and Station Road are not suitable for heavy vehicles, and should be protected from inappropriate vehicular use on an ongoing basis. Construction traffic should not be allowed to use or park on the bridleway and must only use the private access to the property (i.e. through the associated and adjoining residential curtilage)
- Usage rights of the land should be established
- Bat survey has been undertaken out of season
- Concern raised that they were not re-notified of amended scheme

One letter has been received in support from Major (Retd.) R.G. Waygood who is the Eventing Performance Manager for Team GB (see Paragraph 7.3.6 of original officer report for SU/17/0524):

- Confirming knowing the applicants on a professional basis for over 30 years vouching for the applicants credentials as operating within the elite end of horse ownership and equine management, and their care and diligence of the horse in their ownership and care
- Confirms that he has ridden and competed a number of horses owned, bred and trained by Mrs Burrell and her daughter
- Confirms that he has trained Mrs Burrell and her daughter on a number of occasions and considers that her daughter shows all the traits of a professional rider and is anticipated that she will make a career as a competition rider after her education is complete.

[Officer comment: This letter of accreditation from such an eminent individual in the field ought to be given material weight]

Conditions/ informatives

A list of updated conditions is provided as attached as an annex 1 to this update.

Proposed informative:

1. The applicant is advised that the existing access from the application site is directly onto Public Bridleway 14 and to be aware of the content of the consultation letter response from the Senior Countryside Access Officer received on 22 August 2018. Further details and guidance can be provided by the Countryside Access Team of Surrey County Council.

For completeness, a copy of the Council's Equine Adviser's comments as summarised in the original report is appended at annex 4.

5 Page 27	17/0524 Tiffanys, Station Road, Chobham	GRANT subject to conditions
<p><u>UPDATE</u></p> <p>Updates as 17/0540 above. A list of updated conditions is attached as annex 3 to this update.</p> <p>For completeness, a copy of the Council's Equine Adviser's comments as summarised in the original report is appended at annex 5.</p>		
6 Page 45	18/0331 Land at the rear of 26-38 and 42 Kings Road, West End	GRANT subject to conditions
<p><u>UPDATE</u></p> <p>Correction: Within the last sentence of Paragraph 7.9.3, the wording after "local financial benefit" should be deleted.</p>		
7 Page 65	18/0496 22 Longmeadow, Frimley	GRANT subject to conditions
<p><u>UPDATE</u></p> <p>No updates.</p>		
8 Page 75	18/0471 2b London Road, Bagshot	GRANT subject to conditions
<p><u>UPDATE</u></p> <p>The Senior Environmental Health Officer has indicated that the application proposal states the level of illumination for the signs as 200cd/m2 each. The maximum levels recommended for a given area of illuminated advertising units are detailed in the document Brightness of Illuminated Advertisements PLG 05 produced by the Institute of Lighting Professionals. This guidance states within the updated 2015 version, that for an E2 to E3 environmental zone [i.e. low of medium brightness areas ranging from rural to urban/settlement locations], the maximum level to be 600-800cd/m2 each. The proposed are thus well within the maximum level and the EHO therefore has no objections.</p>		

Annex 1

SU/17/0540 – Proposed conditions

This is an amalgamation of the original conditions from the original officer report (for the Planning Applications Committee meeting held on 8 April 2018) along with the additional conditions provided previously in earlier updates and amended/additional conditions provided for the subsequent additional details and amendments to the proposal.

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The proposed development shall be built in accordance with the following approved plans: 1608/PL106 received on 1 June 2017 and 1608/PL102 Rev. D received on 7 June 2018 (building floor plan only), and 1608/PL100 Rev A and 1608/PL102 Rev. D received on 30 July 2018, unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

3. No development shall take place until details and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the development shall be carried out using only the agreed materials.

Reason: In the interests of visual amenities of the area and the Green Belt to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

4. The development hereby permitted shall only be used as private stabling for horses and shall not be used for any livery or other commercial purposes.

Reason: In the interests of residential amenities and the visual amenities of the area and the Green Belt and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

5. The proposed development shall be implemented in accordance with the BS5837 Arboricultural Impact Assessment by Tamla Trees [Ref 02779Rv2] dated November 2017 and received on 6 November 2017, subject to the submission and approval of revised details at Paragraph 5.4.3 of the report and implementation prior to the commencement of development (including any site clearance and/or demolition works), unless the prior written approval has been obtained from the Local Planning Authority. No development shall commence until digital photographs have been

provided by the retained Consultant and forwarded to and approved by the Council's Arboricultural Officer. This should record all aspects of any facilitation tree works and the physical tree and ground protection measures having been implemented and maintained in accordance with the Arboricultural Report. The tree protection measures shall be retained until completion of all works hereby permitted.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

6. The car parking facilities shall be provided in accordance with the details shown on drawing no. 1608/P1102 Rev. D received on 30 July 2018 and shall be retained in perpetuity unless the prior written approval has been obtained from the Local Planning Authority.

Reason: To ensure the provision of on-site parking accommodation and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7. There shall be no external lighting provided within the application site unless the prior written approval has been obtained from the Local Planning Authority.

Reason: In the interests of residential and visual amenities and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

8. The premises hereby approved shall be used for equestrian purposes only and shall have no more than 6 horses at the site any given time.

Reason: To maintain control over the approved development and to protect the Green Belt and to comply with Policy DM3 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

9. There shall be no changes to the use of the stable accommodation as shown on approved drawing 1608/P1102 Rev. D received on 7 June 2018 unless the prior written approval has been obtained from the Local Planning Authority.

Reason: To maintain control over the approved development and to protect the Green Belt and to comply with Policy DM3 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

10. No development shall take place until a Method of Construction Statement, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials

- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding
- (f) hours of construction
- (g) confirmation of no on-site burning of material during the site clearance, demolition and construction phases

has been submitted to and approved in writing by the Local Planning Authority.

Only the approved details shall be implemented during the construction period.

Reason: The condition above is required in order that the development should not prejudice highway safety or residential amenities; nor cause inconvenience to other highway users and to accord with Policies CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework

11. No development shall take place until full details of surface water drainage systems and foul water drainage system are submitted and approved in writing by the LPA, building upon the drainage layout shown on drawing No. 1608/PL112 Rev A received on 30 July 2018. The surface water drainage system details to include attenuation of 1:100 year event at 40% climate change. Once approved the details shall be carried out prior to first occupation in accordance with the approved scheme.

Reason: To ensure a satisfactory development and to accord with Policies CP2 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

Annex 2

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22 August 2018

PLANNING APPLICATION SU/17/0524 & SU/17/0540- Tiffanys, Station Road, Chobham

PUBLIC BRIDLEWAY 14 (CHOBHAM)

The Countryside Access Office notes the affect of the proposed development to Public Bridleway 14 Chobham. This office has no objections to the application subject to the following comments.

- Please be advised that the access to the stables is recorded as Public Bridleway, over which there is no public right to drive a vehicle. Indeed it is an offence to drive a vehicle on a public bridleway without 'lawful authority'. Lawful authority might be the consent of the freeholder or a private right or easement.
- Public Bridleway 14 is an unmade track and will not withstand heavy vehicular traffic. Private motor use that causes wear and tear to the surface should be regularly maintained.
- Vehicles should be able to exit the site in forward gear and there should be good vision in both directions.
- Safe public access must be maintained at all times. If this is not possible whilst work is in progress then an official temporary closure order will be necessary. Notice, of not less than 6 weeks, must be given and the cost is to be borne by the applicant.
- There are to be no obstructions on the public right of way at any time, this is to include vehicles, plant, scaffolding or the temporary storage of materials and/or chemicals.
- Any alteration to, or replacement of, the existing boundary with the public right of way, or erection of new fence lines, must be done in consultation with the Rights of Way Group. Please give at least 3 weeks notice.

- Any down pipes or soakaways associated with the development should either discharge into a drainage system or away from the surface of the right of way.
- There should be no encroachments by new fascias, soffits, gutters etc over the boundary of the existing property onto the public right of way.
- Access along a public right of way by contractors' vehicles, plant or deliveries can only be allowed if the applicant can prove that they have a vehicular right. Surrey County Councils' Countryside Access Group will look to the applicant to make good any damage caused to the surface of the rights of way connected with the development.
- Applicants are reminded that the granting of planning permission does not authorise the obstruction or interference with a public right of way.

Yours sincerely,

Claire Saunders
Senior Countryside Access Officer

SU/17/0524 – Proposed conditions

This is an amalgamation of the original conditions from the original officer report (for the Planning Applications Committee meeting held on 8 April 2018) along with the additional conditions provided previously in earlier updates and amended/additional conditions provided for the subsequent additional details and amendments to the proposal.

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The proposed development shall be built in accordance with the following approved plans: 1608/PL08 Rev. A received on 7 June 2018 and 1608/PL101 Rev A and 1608/PL102 Rev. D received on 30 July 2018; unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

3. No development shall take place until details and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the development shall be carried out using only the agreed materials.

Reason: In the interests of visual amenities of the area and the Green Belt to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

4. The development hereby permitted shall only be used as an indoor riding school to support the private stabling of horses on the wider site, outlined in blue on the site location plan, and shall not be used for any livery or other commercial purposes.

Reason: In the interests of residential amenities and the visual amenities of the area and the Green Belt and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

5. No development shall take place until a Method of Construction Statement, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials

- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding
- (f) hours of construction
- (g) confirmation of no on-site burning of material during the site clearance, demolition and construction phases

has been submitted to and approved in writing by the Local Planning Authority.

Only the approved details shall be implemented during the construction period.

Reason: The condition above is required in order that the development should not prejudice highway safety or residential amenities; nor cause inconvenience to other highway users and to accord with Policies CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

6. The permission shall be for a limited period expiring on the 6 April 2023 when the building and works hereby permitted shall be removed and the land reinstated, to the reasonable satisfaction of the Local Planning Authority

Reason: In order to maintain control over the development, to review the specialised need for the development and to protect the openness of the Green Belt and to comply with the National Planning Policy Framework.

7. No development shall take place until full details of surface water drainage systems and foul water drainage system are submitted and approved in writing by the Local Planning Authority, building upon the drainage layout shown on drawing No. 1608/PL112 Rev A received on 30 July 2018. The surface water drainage system details to include attenuation of 1:100 year event at 40% climate change. Once approved the details shall be carried out prior to first occupation in accordance with the approved scheme.

Reason: To ensure a satisfactory development and to accord with Policies CP2 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

8. The proposed development shall be implemented in accordance with the BS5837 Arboricultural Impact Assessment by Tamla Trees [Ref 02779Rv2] dated November 2017 and received on 6 November 2017, subject to the submission and approval of revised details at Paragraph 5.4.3 of the report and implementation prior to the commencement of development (including any site clearance and/or demolition works), unless the prior written approval has been obtained from the Local Planning Authority. No development shall commence until digital photographs have been provided by the retained Consultant and forwarded to and approved by the Council's Arboricultural Officer. This should record all aspects of any facilitation tree works

and the physical tree and ground protection measures having been implemented and maintained in accordance with the Arboricultural Report. The tree protection measures shall be retained until completion of all works hereby permitted.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

9. Details of the recommended further works set out in Paragraph 7.3 of the preliminary Ecological Appraisal by Drummond Ecology shall be submitted to and approved by the Local Planning Authority. The approved details shall be provided prior to any site clearance or demolition works relating to the development hereby approved.

Reason: In the interests of nature conservation and to comply with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012.



Your Ref: SU/17/0540
Our Ref: 7821

17 October 2017

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For the attention of Mr D Carty
Surrey Heath Borough Council
Knoll Road
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GU15 3HD

Dear Mr Carty

Site: Tiffanys (formerly Longacres), Station Road, Chobham, Woking GU24 8AX
Application: SU/17/0540
Proposal: Erection of replacement stables and a two bedroom dwelling for staff and parking following the demolition of existing stables

Thank you for your instruction dated 19 September 2017 requesting our comments on the above application.

In preparing this response I have had regard to the Design and Access Statement (dated 2 June 2017) prepared by Gerry Binmore Architects, the applicant's agent. I also visited the site on 27 September when I met the applicant, Deborah Burrell. I viewed the application site, the existing stables and the associated land.

Background

1. The applicants, Mr and Mrs Burrell, purchased Tiffanys (formerly Longacres) in 2012. The holding is located to the rear of the residential property (occupied by the applicants), with access available via Broadford Lane adjacent to the property. The holding extends to 1.8 hectares (4.5 acres), 1.5 hectares (3.7 acres) of which is in permanent pasture and will be used as rotational grazing paddocks for horses.
2. The site currently consists of four stable buildings providing 13 horse boxes and a 40m x 20m outdoor sand school. The existing floorspace of the stable blocks is 242m².
3. Prior to Mr and Mrs Burrell owning Tiffanys, the stables and yard was previously run as a DIY livery yard. This use ceased in 2012.
4. Mrs Burrell has leased a private yard in Chobham for the past five years where she keeps the six horses ridden by herself and her daughter. The leased yard comprises of 18 stables, a manège and a 3 bedroom cottage. The cottage is occupied by the 3 members of staff employed by the applicants to care for the horses.
5. Mrs Burrell and her daughter compete at an amateur level in Dressage, Showjumping and Eventing. At my site visit Mrs Burrell provided me with details of the national and international



Reading Agricultural Consultants Ltd

Registered Office as above

Company No. 3282982

Registered in England



competitions they have competed in, which include her daughter representing Gordon's School Equestrian Team. They regularly train with Corinne Bracken (coach for the Hong Kong showjumping team) and Andrew Nicholson (a New Zealand Olympic Games Eventer)

Proposal

6. The application proposes the redevelopment of the site which includes the demolition of the existing stable buildings, and their replacement with an American stable barn, and a two bedroom staff dwelling.
7. The proposed stable barn will measure 33.7m x 10.9m (367.3m²), with a height to the eaves of 2.6m, and 5.4m to the ridge. It will provide eight stables, two tack rooms, two wash rooms, a rug washing and drying room, staff tea room and toilet facility, a feed store, haylage store and an offloading bay.
8. The proposed dwelling will measure 16m x 8.2m at its widest points and have a footprint of 99m². It is a single storey dwelling, measuring 2.6m to the eaves, and 4.5m to the ridge. It comprises two en-suite bedrooms and day room/kitchen and living room.

Relevant Planning Policies

9. National planning policy guidance for development in the countryside is set out in the National Planning Policy Framework (NPPF).
10. Paragraph 28 states that:

"Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

 - *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well- designed new buildings;*
 - *promote the development and diversification of agricultural and other land-based rural businesses;"*
11. Paragraph 55 of the NPPF seeks to promote sustainable development in rural areas, locating housing where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. It states:

"Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

 - *the essential need for a rural worker to live permanently at or near their place of work in the countryside..."*
12. Paragraph 89 states that:

"A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

 - *buildings for agriculture and forestry;*

- *provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;*
 - *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
 - *the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces..."*
13. Policy CP1 of the Surrey Heath Borough Adopted Core Strategy (February 2012) sets the Spatial Strategy for the Borough. It states:
"New development will be directed in accordance with the spatial strategy which provides the most sustainable approach to accommodating growth making the best use of infrastructure and services whilst respecting the character of the Borough..."
14. Supporting paragraph 5.6 states:
"inappropriate development within the Countryside will include proposals that cause harm to its intrinsic character and beauty, landscape diversity, heritage and wildlife. In considering proposals for development regard will be had to national guidance as appropriate."
15. The national guidance referred to was PPG2 Green Belts, PPS4 Planning for Sustainable Economic Growth and PPS7 Sustainable Development in Rural Areas. These have been revoked and are replaced by the NPPF and NPPG.
16. Policy DM1 deals with the rural economy and states:
"within the countryside, including the Green Belt, the Borough Council will support farm diversification proposals and the re-use, adaptation or conversion of buildings for economic purposes where: -
- i. *the agricultural diversification is subordinate to the primary agricultural use and gives priority to the re-use of an existing building(s);*
 - ii. *the existing building is appropriate in a rural location, is of permanent construction, structurally sound and capable of conversion without major alterations, adaptations or reconstruction to bring it into its desired use;*
 - iii. *the scale and use of any diversification or economic purposed including cumulative impact and any associated ancillary development does no conflict with wider countryside and Green Belt objectives.*
- Where justified, replacement buildings for farm diversification or economic purposes in the countryside beyond the Green Belt will be supported where:*
- iv. *the building to be replaced is of a permanent construction and is currently or was last in use for non-residential purposes;*
 - v. *the replacement building would not be materially larger than the existing building;*
 - vi. *priority is given to siting the replacement building on previously developed land."*
17. Policy DM3 deals with equestrian related development and states:
"Equestrian related development in the countryside and Green Belt will be supported provided that:

- i. *in the first instance priority is given to the re-use of existing buildings for stabling, tack rooms, feed stores or any other ancillary use which requires a non-residential building; and*
- ii. *where new buildings or ancillary development are justified these are well related to existing buildings and are small in scale; and*
- iii. *where replacement buildings are justified, the replacement(s) are well related to existing buildings and are not materially larger than the building(s) to be replaced; and*
- iv. *the overall size, siting and scale of development including any cumulative impact should not be harmful to the character and openness of the countryside of Green Belt."*

18. The supporting text in paragraph 6.23 continues to state:

"The Borough Council will seek to ensure that the scale of any equestrian related development, including cumulative impacts, is appropriate to its current or proposed operation, whether private facilities or commercial businesses. The Borough Council considers that equestrian related development should retain or maintain a compact form and will resist proposals which would lead to dispersed forms of development. As such the Borough Council will seek to ensure that any stabling and ancillary development is appropriately sited in order to maintain the open and rural character of the countryside and Green Belt."

Appraisal

19. The application proposes the redevelopment of the site which includes the demolition of the existing stable buildings, and their replacement with an American stable barn, and a two bedroom staff dwelling.

20. I will assess each part of the proposal in turn.

American Stable Barn

- 21. The proposed new stable barn will be sited within the existing yard area, with access from the existing entrance point on Broadford Lane.
- 22. Currently the stables on site are in a dilapidated condition and have been unused since the applicants purchased the property (in 2012). There are four detached stable buildings built around the existing yard area providing 13 loose boxes.
- 23. The proposal seeks to condense the built form into a single American barn style stable building.
- 24. Mrs Burrell informed me that they own six horses, however the proposed plan incorporates eight stables. The email correspondence from Mrs Burrell to the Council (dated 28 July) details that the land and stables will not be used by any third party or for commercial livery. It is my understanding the yard is for private non-commercial use.
- 25. As the horses are competition horse they will only be turned out in the paddocks for 4-5 hours a day, and will always be stabled at night. In addition, the paddocks are only grazed for six months each year.
- 26. The proposed new stable building will provide eight stables of the appropriate size for their intended use, as recommended in the *DEFRA Code of Practice for the Welfare of Horses, Ponies, Donkeys and their Hybrids* (2009), which sets a minimum stable size for horses of 3.65m x 3.65m (13.3m²).

27. The proposed stables each measure 3.7m x 3.5m (12.95m²). Mrs Burrell informed me that the horses are approximately 17hh, which would be classed as large horses in the Code of Practice. As such, the BHS recommended size for the stables is 3.65m x 4.25m (15.5m²). The internal design of the proposed barn can be adjusted to accommodate the larger stable sizes.
28. The existing stables have a total footprint of 242m². The replacement of the existing stables with the American Barn will result in an increase in footprint of 125m².
29. The two tack rooms and wash rooms would be appropriate in relation to the number of horses owned by the applicants and on site at the yard following the proposed redevelopment.
30. The tea room area of the building as shown on plan 1608/PL105 appears larger than necessary for a private yard, and the annotations indicate a patio/seating area which would not be expected for a private equestrian facility.
31. The additional facilities of tack rooms, wash rooms, rug washing area, feed and haylage stores, and staff rest areas, are not available in the existing buildings on site. These additional facilities account for 188m² of the proposed floor area within the barn and would be acceptable in a yard of this size.
32. Mrs Burrell has deliveries of shavings for bedding twice a year (nine pallets), haylage once a month (40 bales), and feed twice a month.
33. Site Plan 1608/PL103 indicates an area north of the proposed barn for storage of shavings and haylage north of the proposed stables. The storage areas within the proposed barn allow small quantities to be stored within the barn to be readily accessible.
34. The access and walkway areas within the barn are a suitable width (3.5m) for day-to-day operations and for the safe movement of horses, people and equipment within the barn.
35. Overall whilst the proposed building has an increase in total footprint of 125m² over the existing stabling area at Tiffanys, the proposal is for a purpose built American barn which is considered appropriate for a modern private equestrian facility.
36. The replacement stables are considered compliant with Policy DM3.

Staff Dwelling

37. The applicants currently employ three members of staff to care for the horses at their existing yard in Chobham. The staff also reside in the cottage that forms part of the rented yard.
38. As part of the redevelopment of the equestrian facilities at Tiffanys, Mrs Burrell informed me that it is the intention to continue having staff resident on site to care for the welfare of the horses.
39. There are no policies in the Surrey Heath Core Strategy relating to rural workers dwellings and so reference is made to the tests set out in the NPPF.

Essential Need

40. The primary test set out in the NPPF is an assessment as to whether it is essential for a rural worker to live at, or near, their place of work. In this case, six horses are owned by the

applicants and in order to provide appropriate supervision the applicants consider it essential there is a need for a worker to live on site to ensure the welfare needs of horses are provided throughout the year.

41. Mrs Burrell informed me that she will not have any involvement in the day to day care of the horses in the yard due to family commitments with her young children. She informed me that they do not intend to be in the yard late into the evening with horses stabled by the early evening.
42. There is a legal responsibility under the Animal Welfare Act 2006 to ensure that animals are kept in a manner which accords them freedom from thirst, hunger and malnutrition; appropriate comfort and shelter, the prevention or rapid diagnosis and treatment of injury, disease or infestation; freedom from fear; and freedom to display most normal patterns of behaviour. The issue of security is also acknowledged to be an increasing problem especially where horses are at risk from fire, trespass and vandalism – and such risks can only adequately be managed with on-site supervision.
43. Under the Animal Welfare Act 2006 it is an offence to cause unnecessary suffering to any animal. The Act also contains a Duty to Care to animals which means that anyone responsible for an animal must take reasonable steps to make sure the animal's needs and its welfare are met. The overall responsibility for Duty of Care for animal welfare for the horses stabled lies with Mrs Burrell.
44. In 2002, the equine industry and welfare organisations produced guidelines for the welfare of all horses, ponies and donkeys (The Equine Industry Welfare Guidelines Compendium for Horse, Ponies and Donkeys produced by the National Equine Welfare Council) which was revised in 2009. This refers to the availability of staff and states at paragraph 4 that:

"Sufficient staff must be provided at all times to ensure proper, regular and timely attention to all horses held".
45. In the case of Tiffanys the essential needs arise from:
 - the close supervision, management and daily requirements of horses either boxed in stables or in paddocks;
 - the provision of security for horses from theft or malicious attack;
 - dealing with unforeseen emergencies.
46. Horses are particularly valuable animals, and vulnerable to theft and occasionally inexplicable violent attacks, and security is therefore particularly important for equine businesses.
47. At the time of my visit there were no horses on site. On the basis that a total of six horses are owned by the applicant and will be kept at Tiffanys, Standard Man Day data in the Agricultural Budgeting and Costings Book (May 2017) suggests that the labour requirement at Tiffanys will be 1.3 full-time worker.
48. As such, it is considered there is an essential need for a worker to be on site at Tiffanys in order to ensure the welfare requirements of the horses are not compromised.

Financial Sustainability

49. The NPPF has an overarching requirement that all new development is sustainable, and this is reiterated in respect of the positive approach to rural development (paragraph 28).

50. This proposal, whilst for staff accommodation, does not follow the standard assessments for a rural workers dwelling. Mrs Burrell informed me that the staff are employed through their personal finances and they do not operate a business or enterprise relating to the horses. It is my understanding the applicants equestrian enterprise is for private use only.
51. As a result, no financial accounts were made available to assess the sustainability of the business. There is no standard test or means of assessing a non-commercial enterprise. As no figures have been produced it is not possible to assess the built costs of the dwelling and whether the applicants have the resources to meet those costs.

Alternative Dwellings

52. The main residential dwelling which is occupied by the applicants, Tiffanys, is sited approximately 60 metres from the proposed stable barn.
53. I would consider this is a suitable distance from the proposed stable building to be within sight and sound and provide for the necessary care and the welfare of the horses.
54. Mrs Burrell informed me that a security system and CCTV will be installed which will be linked up to her iPad. Many equestrian units use CCTV and whilst they will provide the necessary observations for horses it is accepted that if there is a problem then prompt action is required.
55. No information has been provided on whether a key worker could be accommodated in the existing dwelling or whether alternative accommodation arrangements could be made for the staff. In agricultural/equestrian terms, there is no evidence that there is a need for an additional dwelling at Tiffanys.

Conclusion

56. The application proposes the redevelopment of the site which includes the demolition of the existing stable buildings, and their replacement with an American stable barn, and a two bedroom staff dwelling.
57. The proposed stables, whilst materially larger than the existing stables, provide modern, purpose built, and suitable accommodation and facilities for the applicants' horses on site. The proposal to replace the existing 13 stables contained within the four stable blocks with eight stables boxes, associated storage areas and equestrian facilities in a single building are considered appropriate to meet the requirements of the applicants' private equestrian unit.
58. Whilst it is considered there is a need for a dwelling at Tiffanys to meet the essential needs of the privately owned horses, I am not convinced this cannot be met by the applicant who resides 60m from the proposed stable barn or from alternative accommodation in the locality.

I hope these comments are helpful.

Yours sincerely

Olivia Wojniak



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Our Ref: 7821-dc

17 October 2017

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For the attention of Mr D Carty
Surrey Heath Borough Council
Knoll Road
Camberley
Surrey
GU15 3HD

Dear Mr Carty

Site: Tiffanys (formerly Longacres), Station Road, Chobham, Woking GU24 8AX
Application: SU/17/0524
Proposal: Erection of an indoor riding school with outdoor sand school

Thank you for your instruction dated 19 September 2017 requesting our comments on the above application.

In preparing this response I have had regard to the Design and Access Statement (dated 2 June 2017) prepared by Gerry Binmore Architects, the applicant's agent. I also visited the site on 27 September when I met the applicant, Deborah Burrell. I viewed the application site, the existing stables and the associated land.

Background

1. The applicants, Mr and Mrs Burrell, purchased Tiffanys (formerly Longacres) in 2012. The holding is located to the rear of the residential property (occupied by the applicants), with access available via Broadford Lane adjacent to the property. The holding extends to 1.8 hectares (4.5 acres), 1.5 hectares (3.7 acres) of which is in permanent pasture and will be as rotational grazing paddocks for horses.
2. The site currently consists of four stable buildings providing 13 horse boxes and a 40m x 20m outdoor sand school. The existing floor space of the stable blocks is 242m².
3. Prior to Mr and Mrs Burrell owning Tiffanys, the stables and yard was previously run as a DIY livery yard. This use ceased in 2012.
4. Mrs Burrell has leased a private yard in Chobham for the past five years where she keeps the six horses ridden by herself and her daughter. The leased yard comprises of 18 stables, a manège and a 3 bedroom cottage. The cottage is occupied by 3 members of staff employed by the applicants to care for the horses.
5. Mrs Burrell and her daughter compete at an amateur level in Dressage, Show jumping and Eventing. At my site visit Mrs Burrell provided me with details of the national and international competitions they have competed in, which include her daughter representing Gordon's School



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Equestrian Team. They regularly train with Corinne Bracken (coach for the Hong Kong show jumping team) and Andrew Nicholson (a New Zealand Olympic Games Eventer)

Proposal

6. The application proposes the replacement and relocation of the outdoor sand school (manège), and the erection of an indoor sand school (manège).
7. The outdoor manège will measure 60m x 40m and will allow for show jumping and dressage training of horses on site. Its proposed location is to the south of the proposed replacement stables (currently pending decision ref SU/17/0540).
8. The indoor manège will measure 40m x 20m and will allow for year round equestrian training. The indoor manège is proposed to be sited to the west of the outdoor manège.

Relevant Planning Policies

9. National planning policy guidance for development in the countryside is set out in the National Planning Policy Framework (NPPF).

10. Paragraph 28 states that:

"Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well- designed new buildings;*
- promote the development and diversification of agricultural and other land-based rural businesses;"*

11. Paragraph 89 states that:

"A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- buildings for agriculture and forestry;*
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;*
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces..."*

12. Policy DM1 of the Surrey Heath Borough Adopted Core Strategy (February 2012) deals with the rural economy and states:

"within the countryside, including the Green Belt, the Borough Council will support farm diversification proposals and the re-use, adaptation or conversion of buildings for economic purposes where: -

- i. the agricultural diversification is subordinate to the primary agricultural use and gives priority to the re-use of an existing building(s);*
- ii. the existing building is appropriate in a rural location, is of permanent construction, structurally sound and capable of conversion without major alterations, adaptations or reconstruction to bring it into its desired use;*
- iii. the scale and use of any diversification or economic purposed including cumulative impact and any associated ancillary development does no conflict with wider countryside and Green Belt objectives.*

Where justified, replacement buildings for farm diversification or economic purposes in the countryside beyond the Green Belt will be supported where:

- iv. the building to be replaced is of a permanent construction and is currently or was last in use for non-residential purposes;*
- v. the replacement building would not be materially larger than the existing building;*
- vi. priority is given to siting the replacement building on previously developed land."*

13. Policy DM3 deals with equestrian related development and states:

"Equestrian related development in the countryside and Green Belt will be supported provided that:

- i. in the first instance priority is given to the re-use of existing buildings for stabling, tack rooms, feed stores or any other ancillary use which requires a non-residential building; and*
- ii. where new buildings or ancillary development are justified these are well related to existing buildings and are small in scale; and*
- iii. where replacement buildings are justified, the replacement(s) are well related to existing buildings and are not materially larger than the building(s) to be replaced; and*
- iv. the overall size, siting and scale of development including any cumulative impact should not be harmful to the character and openness of the countryside of Green Belt."*

14. The supporting text in paragraph 6.23 continues to state:

"The Borough Council will seek to ensure that the scale of any equestrian related development, including cumulative impacts, is appropriate to its current or proposed operation, whether private facilities or commercial businesses. The Borough Council considers that equestrian related development should retain or maintain a compact form and will resist proposals which would lead to dispersed forms of development. As such the Borough Council will seek to ensure that any stabling and ancillary development is appropriately sited in order to maintain the open and rural character of the countryside and Green Belt."

Appraisal

15. The proposal for the replacement and relocation of the outdoor manège and erection of an indoor manège will provide purpose built facilities which will meet the requirements of the applicant's privately owned competition horses.
16. I will assess each part of the proposal in turn.

Outdoor Manège

17. The existing manège measures 40m x 20m and is located on the west boundary of the site. Whilst visiting the site Mrs Burrell explained that it is too small to allow showjumping or dressage training for competitions.
18. The proposed manège will measure 60m x 40m. This I accept is a standard size for a manège as seen on private and commercial competition yards, and will provide adequate space for the necessary showjumping and dressage training carried out by Mrs Burrell and her daughter.
19. The proposed American Barn stables have direct access on the southeast elevation to the outdoor manège.
20. Overall, I consider the outdoor manège facility is an appropriate equestrian facility for a private competition yard of this size.

Indoor Manège

21. The proposed indoor manège will allow all-the-year round training for dressage competitions, and a smaller area for showjumping training.
22. It is proposed the building will be clad with timber weatherboarding on all sides, under seam standing roofing, with access doors on the northern elevation. The height to the ridge will be 5.9m, and 4.5m to the eaves.
23. The proposed elevations show the building to have a higher ridge height (0.7m) than the proposed American Barn stables (SU/17/0540 pending decision).
24. Mrs Burrell explained that they need to continue training throughout the year to prepare for competitions, and, in particular for her daughter when she is competing for the school or at national and international competitions.
25. Although the proposed building is large, its design and construction is similar to other agricultural or equestrian buildings commonly found in the open countryside and Green Belt.
26. Policy DM3 supports private equestrian facilities development within the Borough and it recognises the positive role it plays in the rural environment and economy.

Conclusion

27. The proposal for the replacement and relocation of the outdoor manège and erection of a building containing an indoor manège will provide purpose built facilities which will meet the requirements of the applicant's privately owned and competition horses.

28. Overall I consider the proposed outdoor and indoor manèges are of an appropriate size for Tiffanys and are appropriate development in terms of Policy DM3 of the Surrey Heath Core Strategy.

I hope these comments are helpful.

Yours sincerely

Olivia Wojniak

