

Item 6:

DC/21/4896/FUL

Change of use from agriculture to private horse riding school and livery, to create grazing paddocks, fence perimeter, build 12 stables, 10 riding school stables and storage and manege of 40m x 80m. Provision on field isolation shelter. As amended by revised plans and Design Report received on 08/02/2022 and further revised plans received 22/12/2022.

Part Land Opposite Ashe Green Farm
Ivy Lodge Road
Campsea Ashe
Suffolk



Site visit

Reason for committee

The Head of Planning and Coastal Management has requested that the decision is to be made by Planning Committee South due to the significance of effects and the significant level of public interest.

Past changes over the course of the application

Removal of dwelling

Removal of floodlighting

Removal of proposed roadside hedge

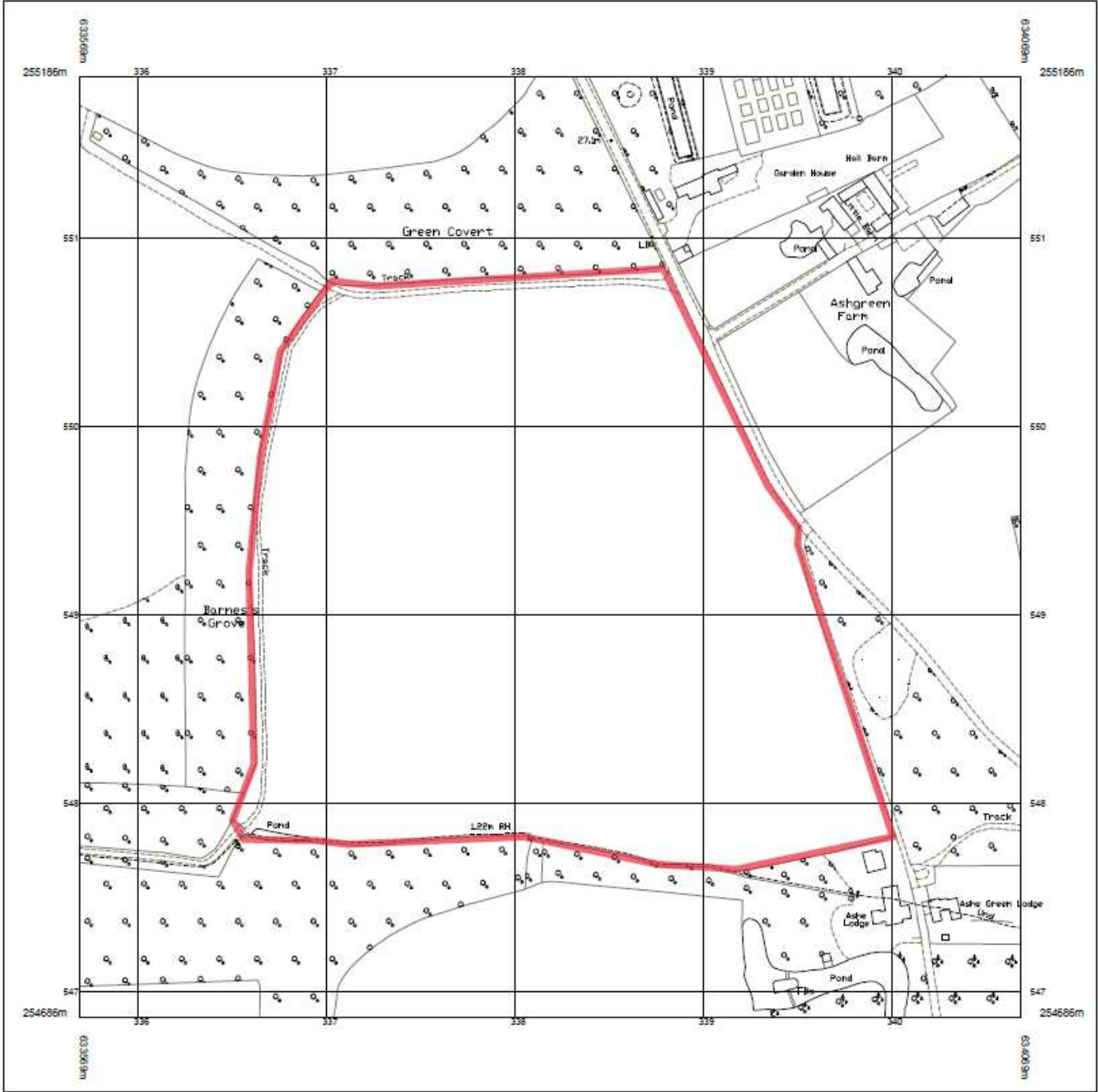
Addition of riding school stables and isolation stable

Update sheet

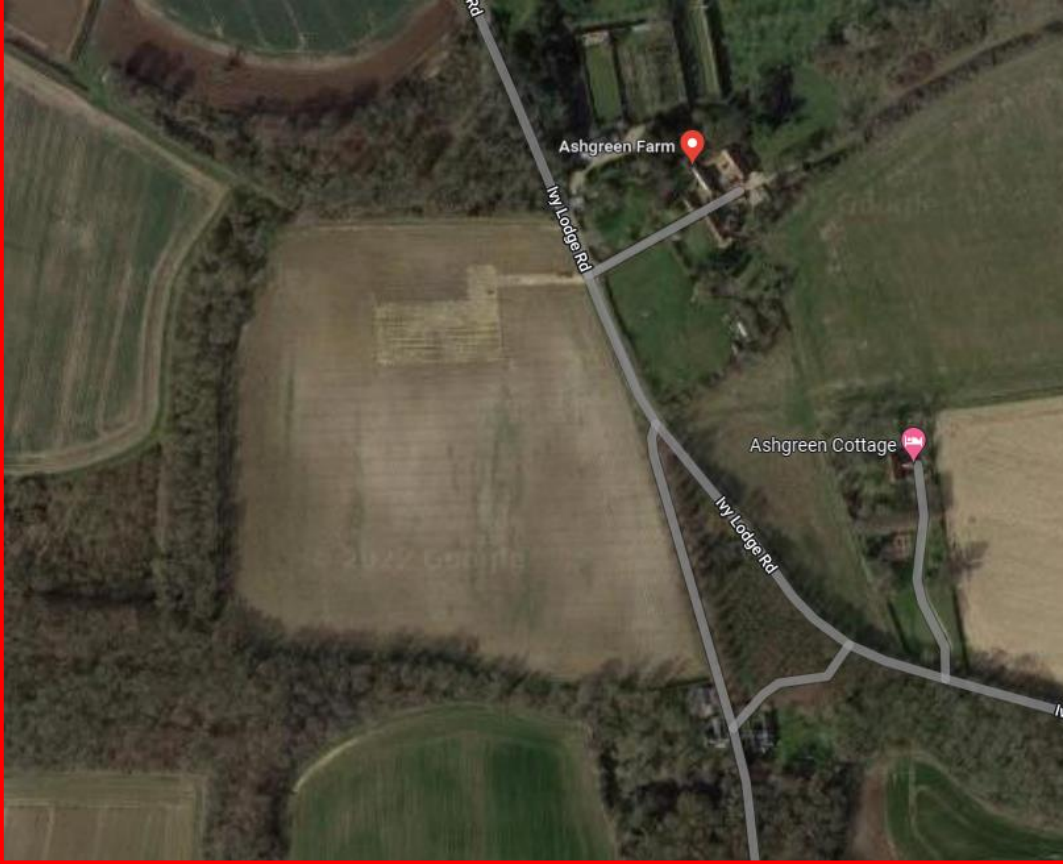
Conclusion

8.1. This is a finely balanced recommendation and one which Officers have felt is necessary to recommend to members alongside a prior site visit so that the visual effects can be considered in person alongside the personal case put forward by the applicant. It is acknowledged by the Local Planning Authority that the site is not the optimum location for this and that there has been no form of site selection process to appraise the best location for the relocation of this business in planning terms. However, there is no policy requirement to undertake such a process for this rural use and both Local and National Policy is supportive of opportunities to establish rural equestrian businesses in the countryside. Furthermore Local Plan Policy **SCLP4.5** and paragraph **84 and 85** of the NPPF support existing rural enterprises

Site Location Plan



Aerial Photograph



Proposed block plan

Trees beside footpath with hedge beside yard
Tree species to match trees in Green Covert
Isolation stable 10m from fence.

Mixed species hedge 1.5m high

Two bar railing fence mid brown stain,

Three bar railing fence mid brown stain

Footpath in 4m wide verge

Rogues Lane



Outline Landscape Plan

Entry as agreed with Suffolk Highways

Three bar railing fence mid brown stain
Bridlepath in 4m wide verge





Campsea Ashe Park

Registered Grade II*

Heveningham Park and Gardens

Registered Grade II*

Somerleyton Park

Registered Grade II*

Henham Park

Registered Grade II

Glemham Hall

Registered Grade II

Bawdsey Manor

Registered Grade II

Woodbridge Cemetery

Registered Grade II

Cliff Gardens and Town Hall Gardens (Felixstowe)

Registered Grade II

Belle Vue Park (Lowestoft)

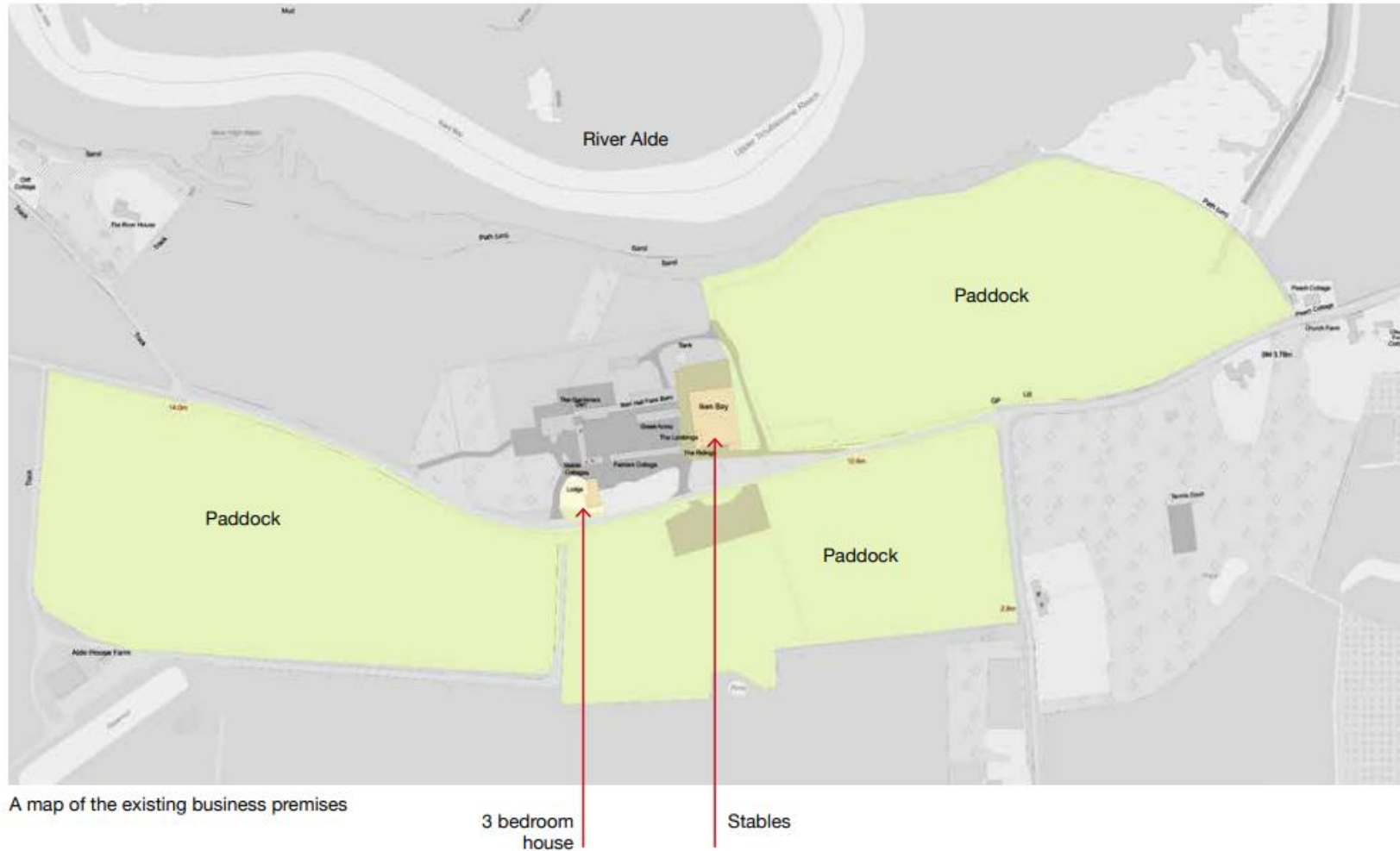
Registered Grade II



Proposed site

Existing site

Extract of Design and Access Statement



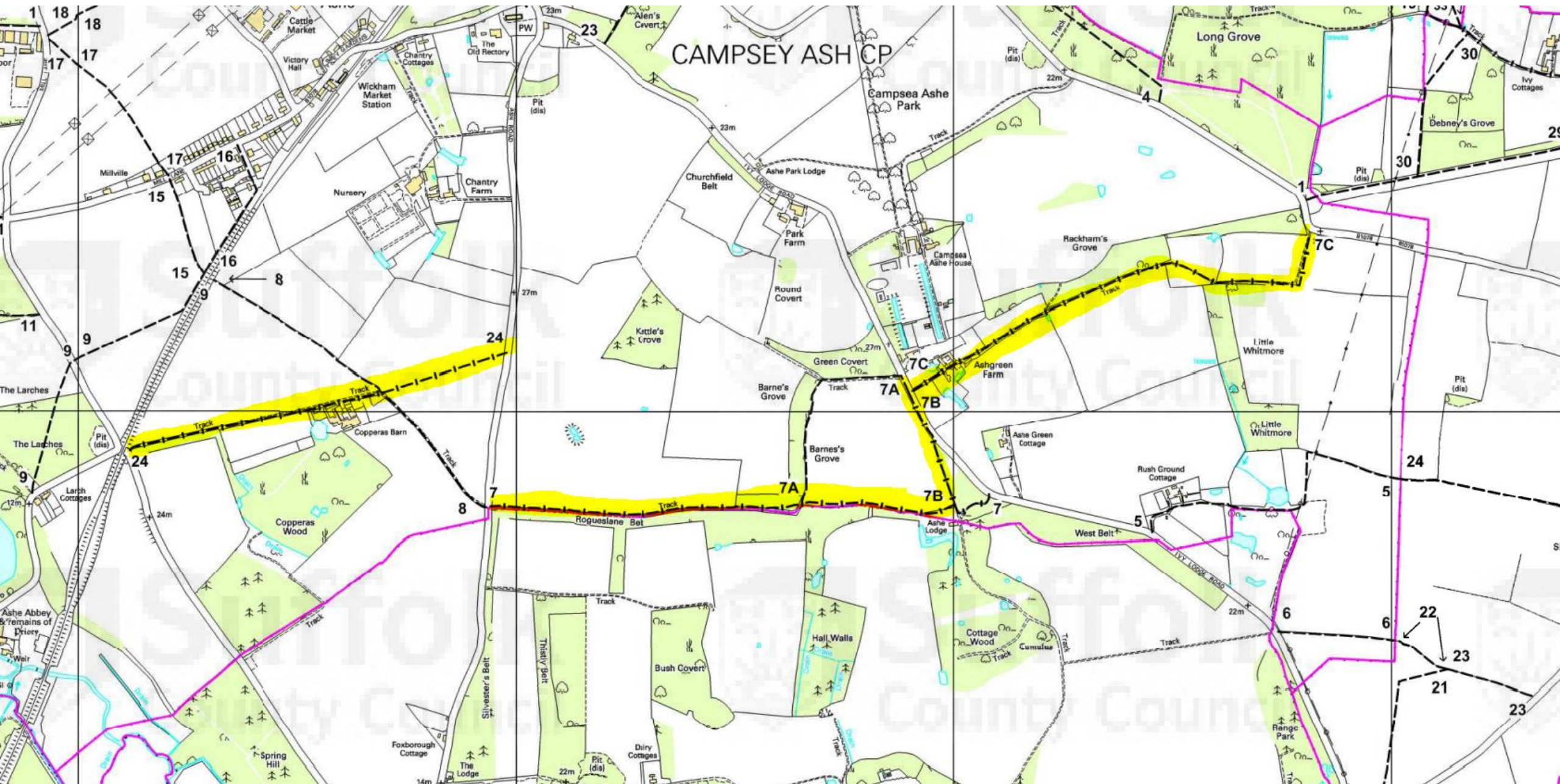
11. The Existing Business

The existing business has operated for 15 years as Iken Bay Riding and Livery at Iken Cliffs. The lease for this site has been terminated and will end in March 2023.

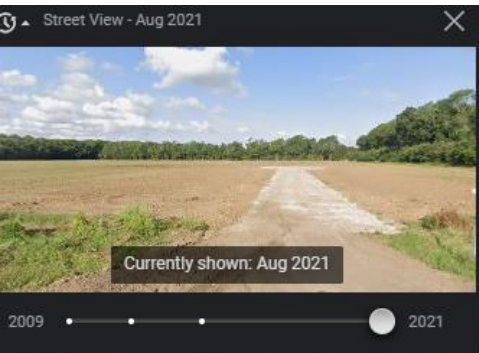
This application will allow the business to remain in the area and thus retain all of the benefits it provides to the local community and economy.

The existing business has;

- 30 horses in livery and 12 ponies for lessons.
- 35 acres of paddocks.
- Provides an average of 8 lessons per day which increases to 10 per day on the summer.
- Most regular customers come from Woodbridge and the surrounding villages, which means that the new property will reduce the overall travel distances.







Photographs









Photographs





Street View - Aug 2021

Currently shown: Aug 2021

2009 2021







Viewpoint F: Existing



Viewpoint F: Proposed



Viewpoint F: Proposed with trees overlaid



Viewpoint B: Existing



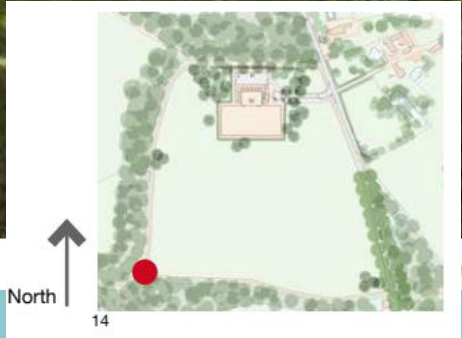
Viewpoint B: Proposed



Viewpoint L: Existing



Viewpoint L: Proposed

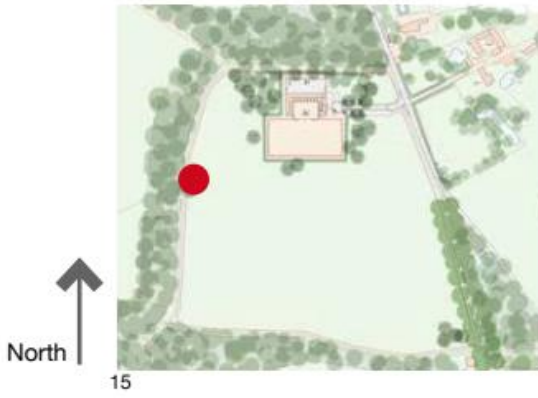




Viewpoint M: Existing



Viewpoint M: Proposed



Proposed block plan

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Isolation stable 10m from fence.

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Footpath in 4m wide verge

Rogues Lane



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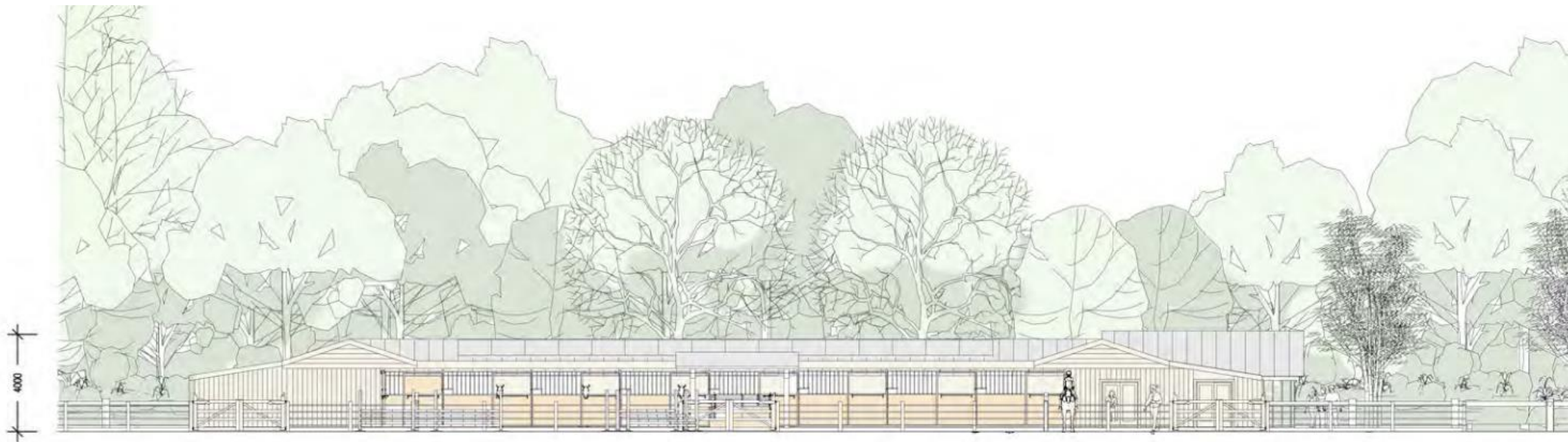


Drawing 4: Plan 1:250



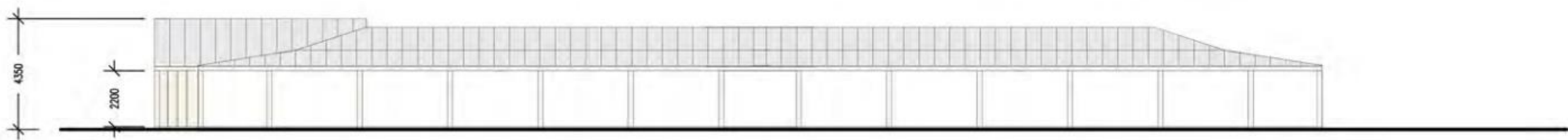
View of the stables





South Elevation

Stables



North Elevation



East Elevation



West Elevation



Isolation Stable Elevations (South, North, East, West)

Ashe Green Riding and Livery

Ivy Lodge Road, Campsea Ashe

7 February 2022

Part 1: Design Report





Ecotrack Arena surface

9. Materials

Landscaping

The paddocks will be planted to meadow planting with simple post and rail fencing around the perimeter.

The arena will have a Ecotrack surface which has a permeable base that is topped with sand.

Tree planting

The area around the stables is to be planted with a mix native parkland trees.

Buildings

The proposed materials are very simple and typical of agricultural buildings nearby;

Roof: Pale Grey coated corrugated fibre cement sheeting.

Walls: Wood cladding.



An example of the stable construction.



Paddock meadow planting and open railing fence (Rush Ground Cottage, Ivy Lodge Road).

Extract of Design and Access Statement



7. Land Improvement Works

Ash Green has had a poor record of crop production due to its lack of water for irrigation, boggy soil and poor perimeter drainage. Since purchasing the property the applicants have invested in land improvements that include; installation of ground drains, forming a perimeter drainage ditch and clearing the pathways and brideways of standing water and brambles. The land will be laid to meadow in the autumn.

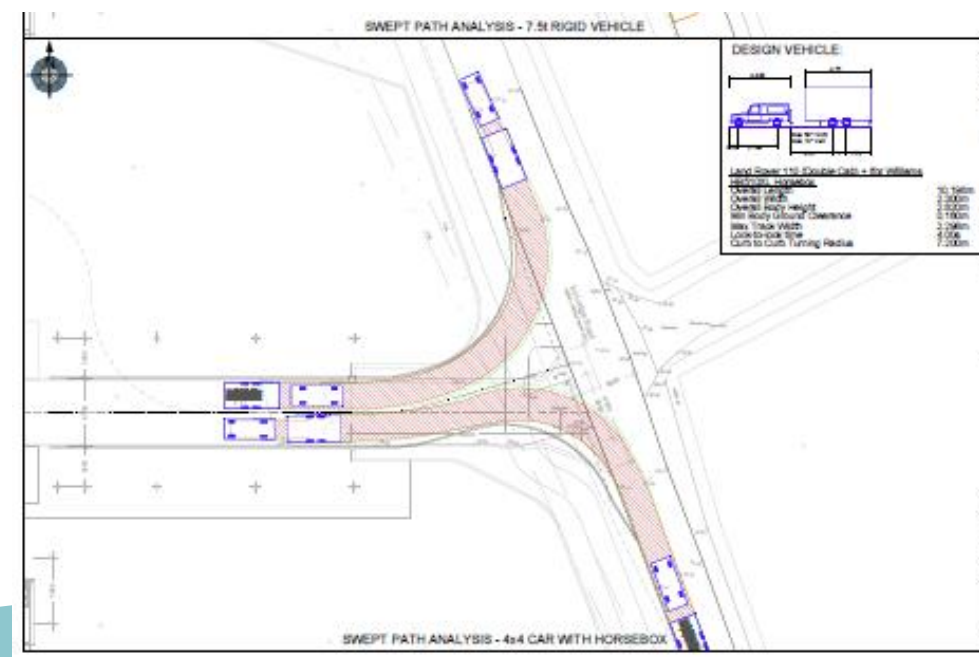
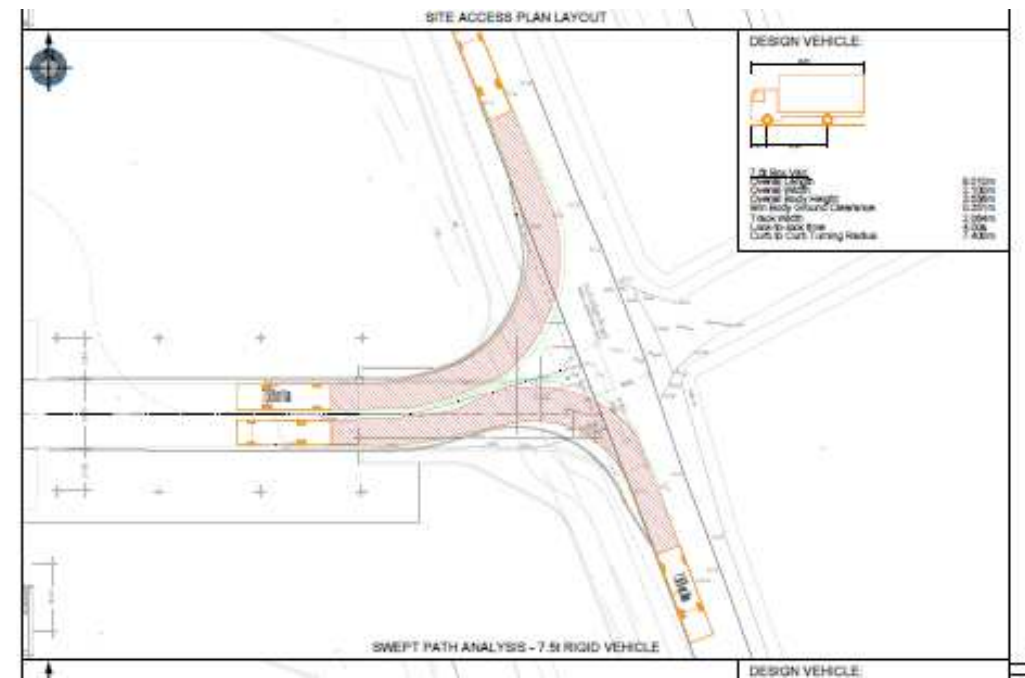
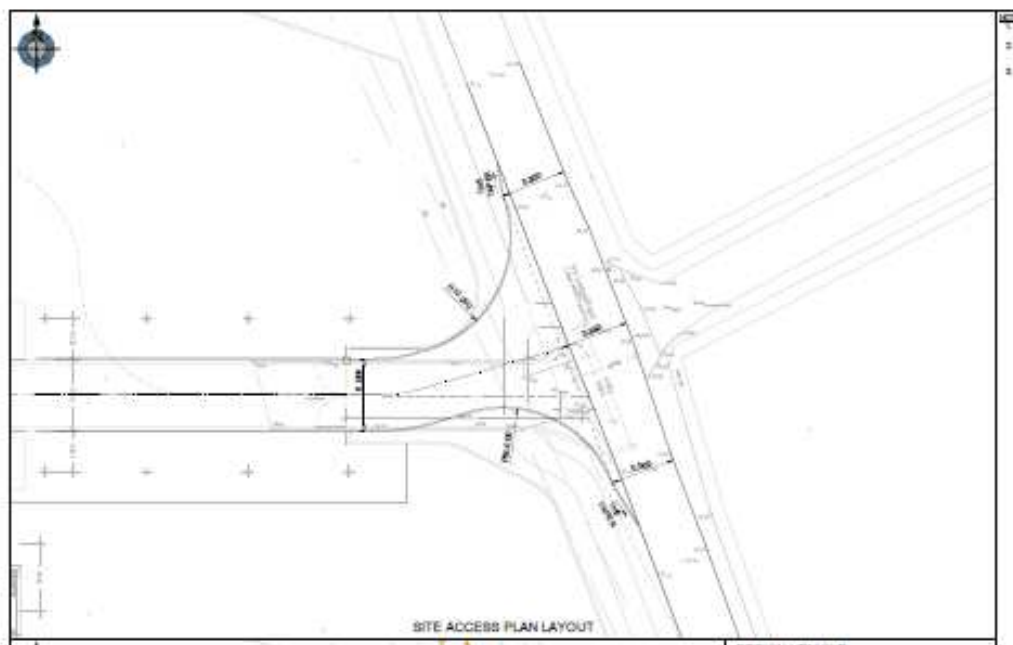


Rogues Lane bridlepath and drainage ditch



Western boundary ditch and footpath

Proposed Access



Key Considerations

Heritage: Effect on setting of Grade II* Listed Parkland and Grade II Listed Building

Less than substantial harm

Balance harm against public benefits

Landscape:

This site is highly sensitive to any change or any form of development given the combination of public accessibility through PROWs surrounding the site, the partial visual openness of the site and its representativeness of key positive characteristics identified within the LCA. The proposal would likely have some negative effects on landscape character, experiential qualities and the composition of close distance views, which would be readily noticeable. However, recent changes to the proposals would reduce and better mitigate the potential impact on views, and on the special qualities and features of the local landscape.

Policy Support:

SCLP4.5 - Economic Development in Rural Areas

Paragraphs 84 and 85 of the NPPF


Public Benefits:

Riding School has health and wellbeing benefits, especially to young people and also benefits to the visitor economy.

A relocation of an existing business which already serves a benefit to the relatively local community and wider area.

Recommendation

Authority to Approve subject to the conditions as per the report and there being no changes as result of consultation responses received in the two days following the Planning Committee meeting (to be confirmed with the Chair and Vice Chair).

A large, light teal decorative shape in the bottom right corner of the slide, consisting of a series of parallel lines that create a sense of depth and movement.

3. The permission to undertake this development shall be personal to the applicant as the relocation of an existing business only. Following the completed construction of the stables, the business shall not be sold or operated by another individual for a period of three years. After that period there shall be no restriction on the owner/operator (final wording to be agreed) Reason: To ensure the material considerations of the relocation of an existing business endure in the delivery and use of this development.

4. In using the site, there shall be no operation of the livery part of the business without the active presence and use of a minimum of five riding school horses/ponies. In the event that there is no riding school element of the site, the livery use shall cease within 6 months of the last use of the site for a riding school of a minimum of five horse/ponies. There shall be no more than 12 livery ponies/horses on the site at any time and the livery stabling shall be limited to that on the approved drawing. All riding school stables on that drawing shall only be used for the stabling of riding school ponies/horses. Reason: To ensure that the material consideration applied to the benefit of the riding school use remains the leading use of the site and that the benefits of the use are maintained for its importance in justifying this consent.

5. External storage of feed, hay, straw, jumps and associated equestrian paraphernalia shall be limited only to the areas in the stable yard and the fenced area to the rear of the stables. There shall be no storage of jumps or other paraphernalia within the paddock area other than in daytime hours and no such items shall be left in the paddock areas overnight. No towable or temporary field shelters or structures are permitted to be placed anywhere within the site unless planning permission has been obtained. There shall be no temporary siting of any mobile home or portcabins on the site during the construction period. Reason: to protect and control the character and appearance of the landscape.

6. Removal of permitted development rights for permanent fences walls and enclosures