

Planning Statement

on behalf of Mr Michael Zehetmayr

Full Planning Application for a Sand School at Minting House, Minting LN9 5RX

Minting House, Minting Lane, Minting, LN9 5RX

Prepared by: Alistair Anderson BSc (Hons) AssocRTPI
Checked and Edited by: Stephen Catney BA (Hons)

For and on behalf of Brown & Co.

Brown & Co is a leading provider of agency, professional and consultancy services across the whole range of rural, commercial, residential, and agricultural markets.

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1. INTRODUCTION

1.1 This Planning Statement has been prepared by Brown & Co JHWalter to support a full planning application on behalf of Mr. Michael Zehetmayr for a Sand School at Minting House, Minting Lane.

1.2 The purpose of this statement is to set out the background of the applicant's proposal and the key planning issues raised by them. The statement is structured as shown below:

- **Section 1:** introduction
- **Section 2:** describes the physical characteristics of the site and its surroundings;
- **Section 3:** outlines the proposed development;
- **Section 4:** summarises the relevant national and local planning policy context;
- **Section 5:** provides a planning assessment of the key considerations raised by the proposal; and
- **Section 6:** sets out in brief our overall conclusions on the proposal.

1.3 This statement should be read in conjunction with the following application documents submitted as part of the full application:

- Location Plan
- Existing Site Plan
- Proposed Site Plan

2. SITE & SURROUNDINGS

2.1 The site is located to the north-west of the village of Minting, to the west of Minting Lane.

2.2 The site is domestic, agricultural and equestrian in character and comprises a residential house and associated outbuildings, stables and farm yard. The site is accessed via an existing driveway off Minting Lane.

2.3 To the north is paddock land with agricultural fields beyond; to the east are group of dense trees with Grooms Cottage (in the applicant's ownership) and Minting Lane beyond; to the south is the access to the property surrounded by trees. To the west is a pole barn with open land beyond.

2.4 A replacement agricultural building, double garage and workshop has recently been granted planning permission to the north of Minting House.

2.5 Prior Approval for a pole barn to the north-east of Minting House was also recently decided to be not required by ELDC.

2.6 The character of the area is predominantly agricultural and

equestrian. The buildings and their uses are stereotypical of a countryside location in association with a dwelling. The buildings and their uses are stereotypical of such a location.

2.7 The applicant trains horses from the property and is therefore now applying for a sand school to provide an appropriate arena to facilitate this.

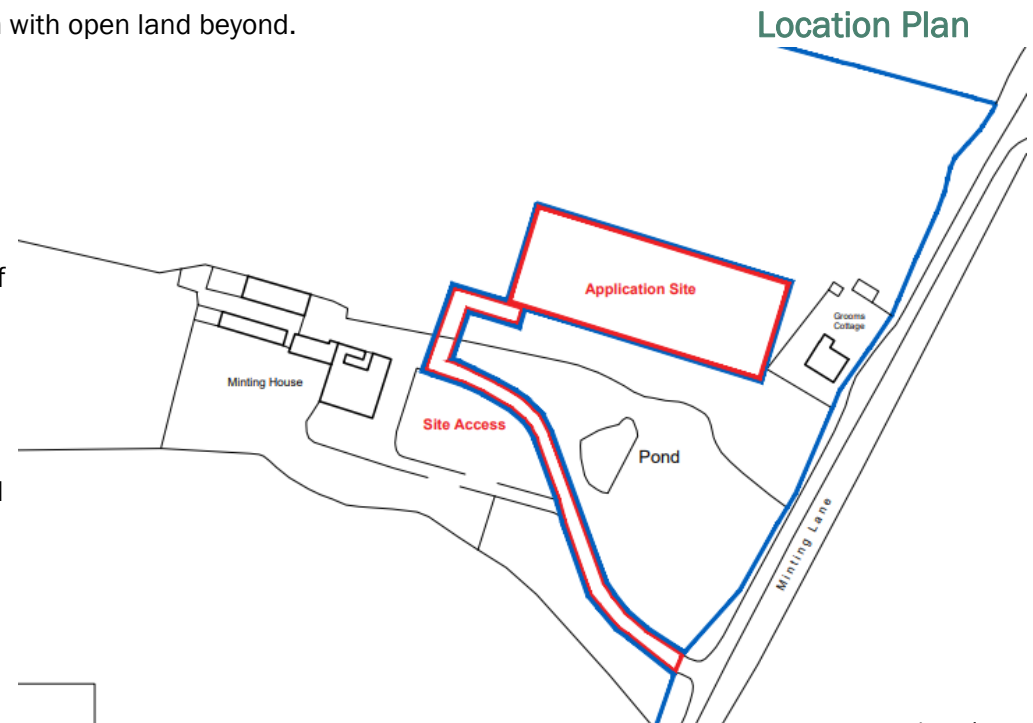


Figure 1—Location Plan

3. PROPOSED DEVELOPMENT

Proposal

3.1 The applicant intends to propose a sand school to be used in connection with the existing property and stables at Minting House. Figure 2 (right) visually demonstrates the context of the property and buildings as a whole and how the proposal would be appropriately sited.

3.2 The applicant trains horses at their property and, as can be seen on the existing and proposed block plans, already has stables at Minting House. Given the current stabling on site and that the proposal is purely for personal use, it is considered to be wholly appropriate for the required sand school to be situated at their own residence.

3.3 No lighting is proposed as part of the application and the applicant, at this time, is not proposing fencing. The application proposes only the change of use of the land from a grass paddock to a sand school.

3.4 In regard to the materials used, the school will have an aggregate layer with drainage flow into a nearby drainage ditch to the west., the same way the land is presently drained. The aggregate layer will be topped with an equestrian grade sand surface.

Location

3.5 The sand school will be sited to the east of the Pole Barn to the north-east of the house.

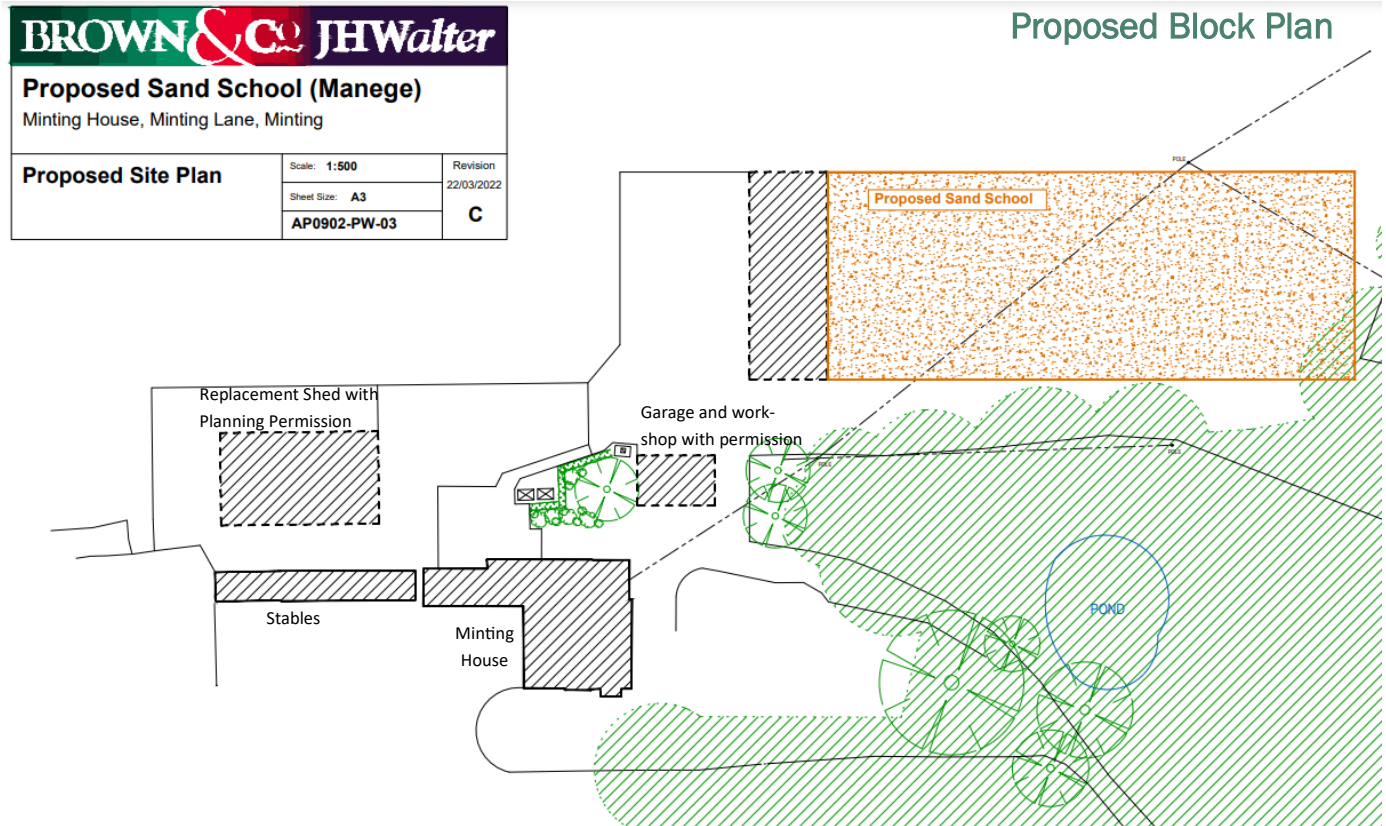


Figure 2—Proposed Block Plan

3.6 The proposal in this location allows for sufficient area to facilitate the use. By nature, Sand Schools require sufficient area to appropriately and safely train horses.

3.7 The proposed location is a convenient position within the property, located in close proximity to the existing dwelling and stables and in a screened location for minimal local impact.

Design

3.8 As a sand school, the proposal itself will not include the erection of any buildings and will purely be the change of use of the land. The only development change will be an aggregate layer and top sand surfaced arena, all of which will be permeable.

4. PLANNING POLICY CONTEXT

East Lindsey Local Plan Core Strategy (2017)

4.1 Although the National Planning Policy Framework (NPPF) provides the national planning objectives for any planning application in England, the Local Planning Authority's Local Plan policies must take primacy when an application is being determined. In this instance, at the time of writing, the East Lindsey Local Plan (adopted 2018) including the Core Strategy and the Settlement Proposals Development Plan Document comprises the development plan for East Lindsey.

4.2 The East Lindsey Local Plan policies deemed relevant to this application include the following:-

- SP2—Sustainable Development
- SP10—Design
- SP23—Landscape
- SP26—Open Space, Sport and Recreation

4.3 Policy SP2—Sustainable Development—This policy states that the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework

4.4 Policy SP10- Design—This policy states that The Council will support well-designed sustainable development which maintains and enhances the character of the District's towns, villages and countryside.

4.5 Policy SP23—Landscape—This policy seeks to protect and enhance the District's landscapes and ensure that the distinctive character is not compromised.

4.6 Policy SP26—Open Space, Sport and Recreation—This policy states that the Council will support development that facilitates the Council's aspiration to increase participation in sports and physical activity.

National Planning Policy Framework (NPPF)

4.7 Paragraph 98 of the NPPF states that high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.

4.8 Paragraph 130 of the NPPF states that planning policies and decisions should function well with the quality of the area; be visually attractive; be sympathetic to the local character and history; establish or maintain a strong sense of place; optimise the potential of the site and create places that are safe, inclusive and accessible with a high standard of amenity.

4.9 Paragraph 185 places emphasis on planning decisions are appropriate for its location, taking into considerations such as health, living

conditions, recreation and amenity and light pollution.

5. ASSESSMENT

Location

5.1 Due to the purpose and function, sand schools are by nature located in rural areas and are appropriate development when located in areas such as this.

5.2 The applicant has horses and, as shown on the accompanying plans, there are existing stables at Minting House. The nature of the property and surrounding area is unequivocally rural and equestrian.

5.3 The applicant wishes to propose the sand school in this location, to be conveniently located within their existing property and connected to the existing stables. From a sustainability perspective, location of the sand school at Minting House allows for applicants to use their own property for the training of the horses, preventing unnecessary and less sustainable travel to another location or facility.

5.4 This minor development is sympathetic and an appropriate use in relation to neighbouring land uses.

5.5 The proposal is therefore considered to comply with Paragraphs 130 & 185 of the NPPF and with the East Lindsey Core Strategy (2018) as a whole.

Open Space, Sport and Recreation

5.6 Policy SP26 places great support for development that facilitates the Council's aspiration to increase participation in sports and physical activity. This proposal will allow for the applicant to train and ride horses, which presents the opportunity for increased physical activity in this appropriate location.

5.7 The NPPF, through Paragraph 98, promotes open spaces and recreation, citing that sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and supports efforts to address climate change. It is stressed that this is not only important for the applicants, but also for the horses to be trained in an appropriate and suitable arena. The applicant rides both as a hobby and competitively.

5.8 This application provides the physical change of use of an area of paddock land, which can already accommodate horses, into a specifically designed and appropriate facility which enhances and promotes physical activity. The proposal is considered to promote the health and well-being of the applicant and the for the training of the horses also.

5.9 The proposal is therefore considered to be supported by Policy SP26 of the Core Strategy and Paragraph 98 of the NPPF.

Highways

5.10 The development will not alter the current access or parking arrangements for the site and therefore would not have any additional highway or safety impact. The only impact being to reduce traffic as the applicant will not need to visit an off site facility. The proposal is therefore considered to have a positive impact in regards to transport and access and will not conflict with SP22 (Transport and Accessibility) of the Core Strategy.

Residential Amenity

5.11 The proposal is to be sited immediately east of the Pole Barn, approximately 40m to the north-east of the dwelling. The location here will provide sufficient room for the sand school, whilst being in close proximity, but a sufficient distance from the existing stables and also a sufficient distance from Minting House itself.

5.12 Whilst development is in the countryside, it is important to note that the development is located at ground level with minor vertical projection for the installation of the arena surface. There is no considered visual massing as a result of this application and it is supported by SP26.

5.13 The sand school is well screened from the highway and there are no other dwellings other than Minting House adjacent the site.

5.14 The proposal does not seek to install any

6. CONCLUSIONS

floodlighting and therefore it is considered in-line with national and local policy, having no adverse impact on light amenity. This is supported by SP10 which aims to minimise glare and light spillage and not unacceptably harm the rural or dark-sky. This application proposes no additional light.

5.15 To the east is Grooms Cottage, which is also in the ownership of the applicant. Grooms Cottage will be undisturbed by the proposal. The applicant currently has horses on their land and the noise and visual impact will be negligible resulting from this development. The only change is the appearance of the surface, from a grass paddock to sand school. It is considered that this change is negligible and has no adverse visual impact.

5.16 The development will incur negligible massing and the surrounding area will remain undisturbed. It is considered that the application is congruent with the character of the area and therefore is supported by Paragraph 130 of the NPPF. The proposal is appropriate addition to the property and is sympathetic to the local character, which as stated is rural and a residential/equestrian planning use class in this location.

5.17 Due to the screening of the trees to the south and east, the sand school will be well screened with little visibility from the public highway.

5.18 The proposal is therefore considered to be policy compliant with SP10 (Design) within the Core

Strategy.

Trees & Landscaping

5.19 It is acknowledged that there are trees to the south and east of the site, however the development does not require any substantial excavation and the surface is permeable, therefore the application is not considered to have adverse impact on trees or landscaping.

Drainage

5.20 The aggregate layer and sand surface are permeable materials and surface water will drainage within the site into a drainage ditch to the west. The drainage of the land being unchanged by the proposal.

6. CONCLUSIONS

6.1 Overall, the proposal will allow for the applicant to train their horses in a safe and appropriate way within a suitable facility on their land. The application is considered to be acceptable for the following reasons:

- The use is compatible with the existing character of the property and no adverse amenity impact would arise from this development.
- The proposal is that of a equestrian nature that is suitable for a countryside location such as this.
- There will be no obtrusive visual massing to arise from the development, with the only change the surface of the land from a grass paddock to sand above an aggregate layer.
- The proposal promotes healthy living and recreational activity in the open space, which is supported by both National and Local Policy.

6.2 For these reasons, it is considered the proposal is supported by both Local and National policy.