



Peter
Richards
& Co.

DESIGN & ACCESS STATEMENT

AND PLANNING REPORT

IMPROVED ACCESS AND USE OF EXISTING BUILDING FOR PRIVATE EQUINE PURPOSES (PART
RETROSPECTIVE)

AT THE BIRCHES, RHOS-Y-MEIRCH, KNIGHTON, POWYS, LD7 1PE



OVERVIEW

DETAILS

APPLICANT	S & E Hornsey
DATE	October 2022
SITE	The Birches, Rhos-Y-Meirch, LD7 1PE
PROJECT	Improved Access and use of existing building for Private Equine purposes (Part Retrospective)
PREPARED BY	Holly Walker (MRICS) at Peter Richards & Co.

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I. INTRODUCTION

PURPOSE OF THIS STATEMENT

Peter Richards and Co. have been instructed by Sam & Erin Hornsey to submit an planning application to improve an existing access to their property and use an agricultural building for *private* equine use (part retrospective).

This statement provides background information on the applicant's proposal, and how the proposal is in accordance with both national and local planning policies. This document should be read in conjunction with the detailed plans prepared which illustrate the location, scale and appearance of the development.

BACKGROUND & JUSTIFICATION

Mr and Mrs Hornsey are in the process of renovating The Birches, making it their long-term family home.

As a small holding the applicants have undertaken a number of works to improve access and functionality of the property, including widening and laying of hardcore improving the long established vehicular entrance.

Following liaison with Powys Council and employment of a specialist highways consultant further modest works are proposed and are detailed in this application. The access will cater for larger modern vehicles and ensure the application meets current highways standards.

The applicants currently have a number of their own horses stabled at The Birches and this application looks to regularise that they can be stabled within one of the existing buildings on the property.

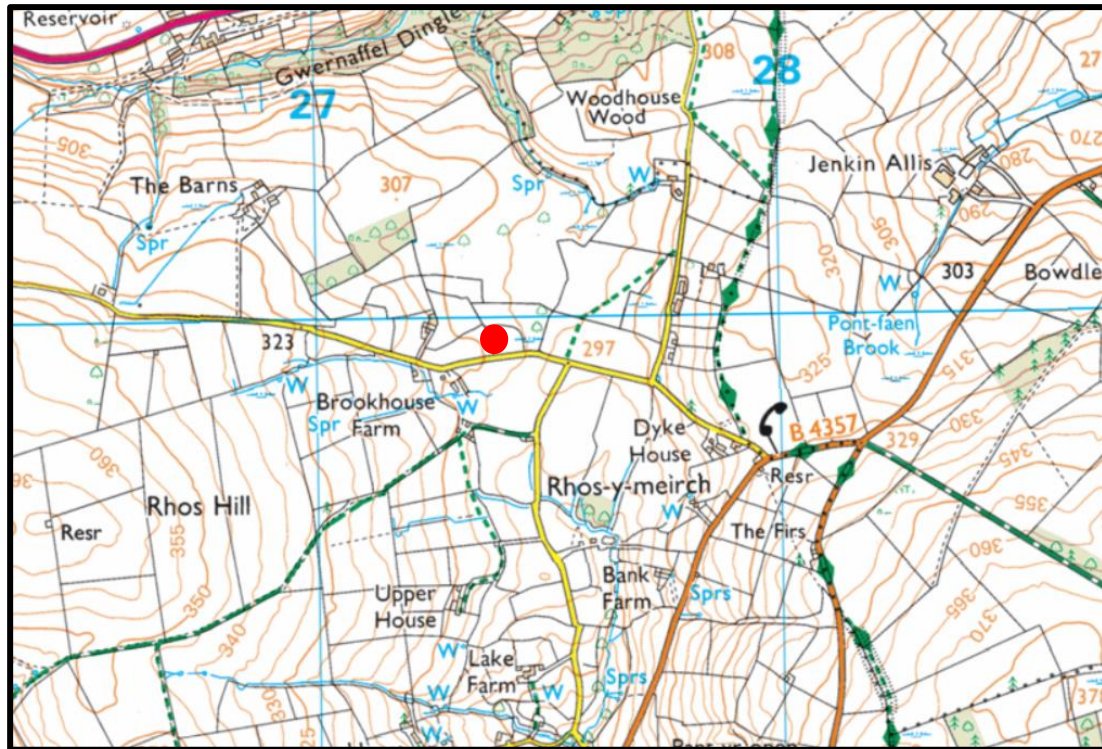
Previously the applicants stabled their horses in the traditional buildings adjacent the farmhouse, but due to the poor condition of the traditional stables and being located in an impractical location away from the hay/bedding, the applicants keep their horses in one of the recently constructed building.

Whilst it is acknowledged that equine and agricultural use are classed differently, in terms of practical use, the animals will still graze land in the same way cattle and sheep do, thus it is not considered the management of the land would significantly change. Please also note the equine use referred to is for personal enjoyment.

2. THE SITE & CONTEXT

SITE LOCATION

The site is located on the holding know as The Birches, which is located at Rhos-y-meirch, south of Knighton.



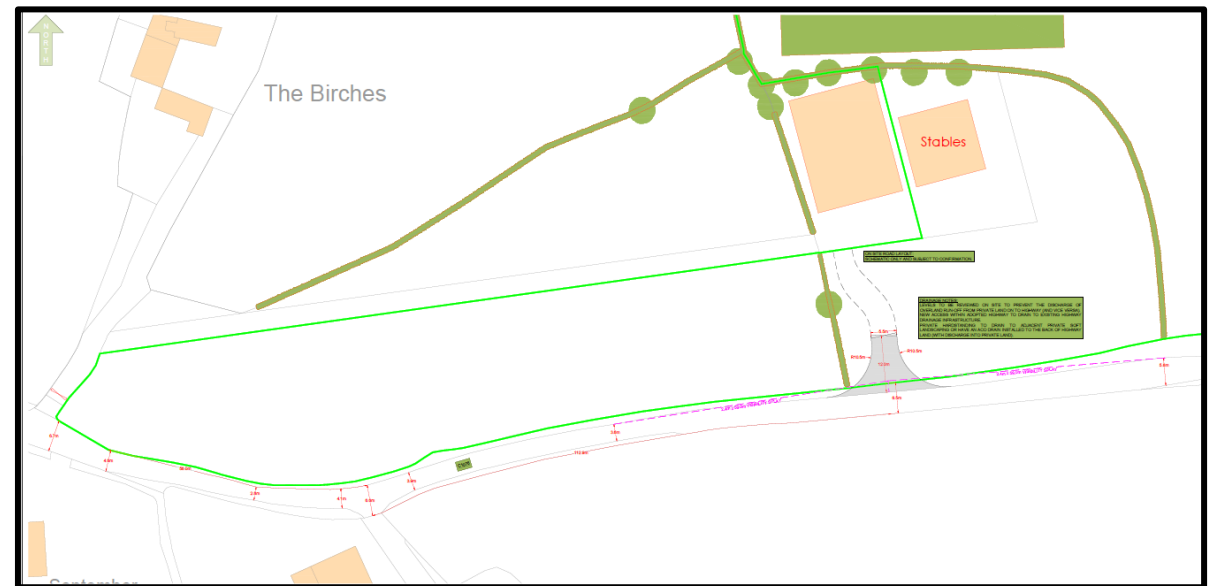
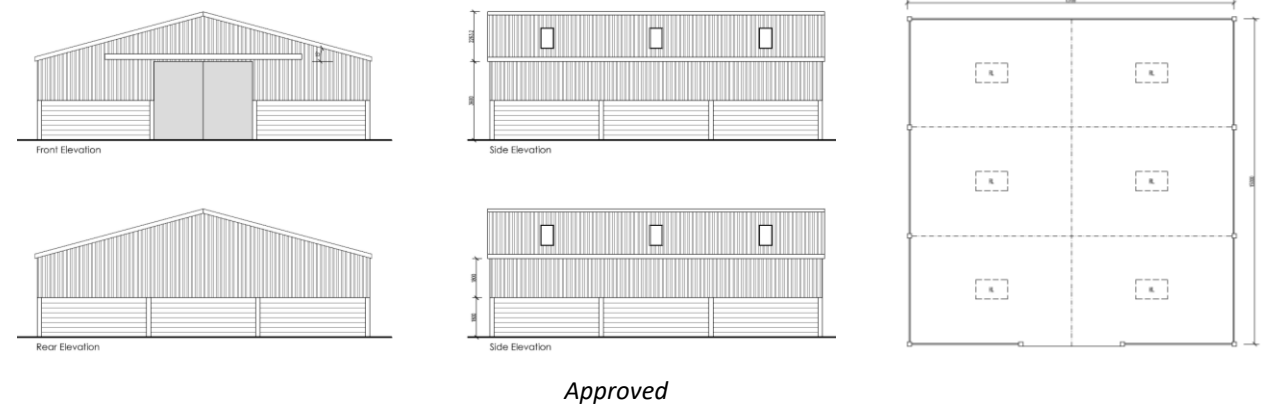
3. THE PROPOSED DEVELOPMENT

EQUINE BUILDING

The Birches has recently seen the construction of 2no. modest steel framed buildings, subsequently the applicants intend to keep their horses in the eastern building (approved under 20/01806/FUL).

The applicants intend to keep their horses in an sectional stables erected within the subject building, in an American barn style.

Sufficient space is afforded in the building to also include a secure tack room for valuable saddles and other equipment.



3. THE PROPOSED DEVELOPMENT

ACCESS

The subject access has been in exiting for a number of years and was understood to have been regularly used by the previous land owners. In recent times, however, it had become evident that the access was not suitable for larger more modern vehicles and as such was improved.

SNR ENG Ltd Highways Consultancy have been employed to design a further improved access to meet current standards and best practice guidance. The key proposed improvements are;

- Resurfacing first 12m
- Provide a sufficient radii
- Moving the access east

The enclosed plans confirm that the access has sufficient visibility splays in either direction to suit the low intensity private use. As it is private use and with the applicants residing at The Birches walk to the buildings; although the access is used by a range of agricultural / equestrian vehicles to allow access to the holding.

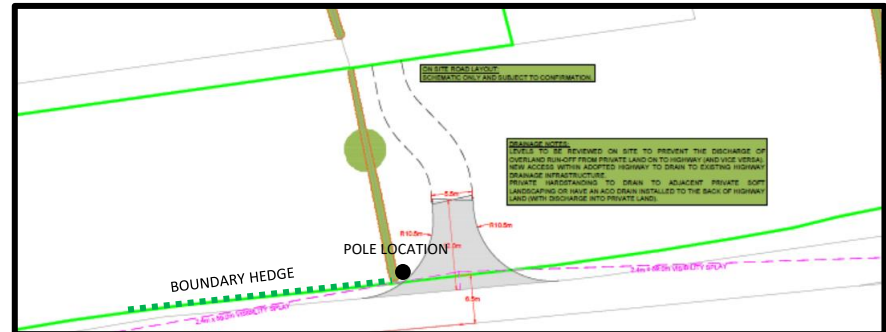
It is confirmed that the telegraph pole on the boundary of the applicants holding and the highway, adjacent the subject access will not be impacted by the proposed works.



Original Access



Existing / Improved Access



Proposed Access

4. PLANNING POLICY CONTEXT

CONTEXT

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that: “Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be determined in accordance with the plan, unless material considerations indicate otherwise”

Planning Policy Wales (11th Edition, February 2021) and relevant Technical Advice Notes have been considered.

LOCAL PLAN

The Powys Local Development Plan 2011 – 2026 has been considered and reviewed in line the subject development.

OTHER GUIDANCE

Other material considerations would include the relevant Supplementary Planning Guidance Notes.

5. PLANNING APPRAISAL

Key policies related to this development include;

NATIONAL

- [PLANNING POLICY WALES – 11th Edition, February 2021](#)
- [FUTURE WALES: THE NATIONAL PLAN 2040](#)
- [TECHNICAL ADVICE NOTE 5 – Nature Conservation](#)
- [TECHNICAL ADVICE NOTE 6 – Sustainable Rural Communities](#)
- [TECHNICAL ADVICE NOTE 11 – Noise](#)
- [TECHNICAL ADVICE NOTE 12 – Design](#)
- [TECHNICAL ADVICE NOTE 16 – Sport, recreation and open space](#)

LOCAL

LOCAL DEVELOPMENT PLAN 2011 - 2026

- [SP7 – Safeguarding of strategic resources and assets](#)
- [DM2 – The Natural Environment](#) – This policy looks to maintain biodiversity as the development would still constitute managed grass land for the management of stock and will change the use of an already permitted building
- [DM4 – Landscape](#) – Development should not allow for any unacceptable or adverse impact on valued characteristics or quality of the Powys Landscape as all associated structures are permitted
- [DM7 – Dark Skies and External Lighting](#)
- [DM13 – Design and Resources](#)
- [T1 – Travel, Traffic and Transport Infrastructure](#)

SUPPLEMENTARY PLANNING DOCUMENT

- [Powys Residential Design Guide SPG \(2020\)](#)
- [SPGBIO – Biodiversity and Geodiversity SPG \(2018\)](#)
- [SPGLAN – Landscape SPG](#)

LANDMAP

The Landmap considers that the site has a moderate to high visual sensory evaluation and is considered to be a *tranquil area, generally free of daytime significant disturbance “undisturbed”*.

6. MATERIAL CONSIDERATIONS

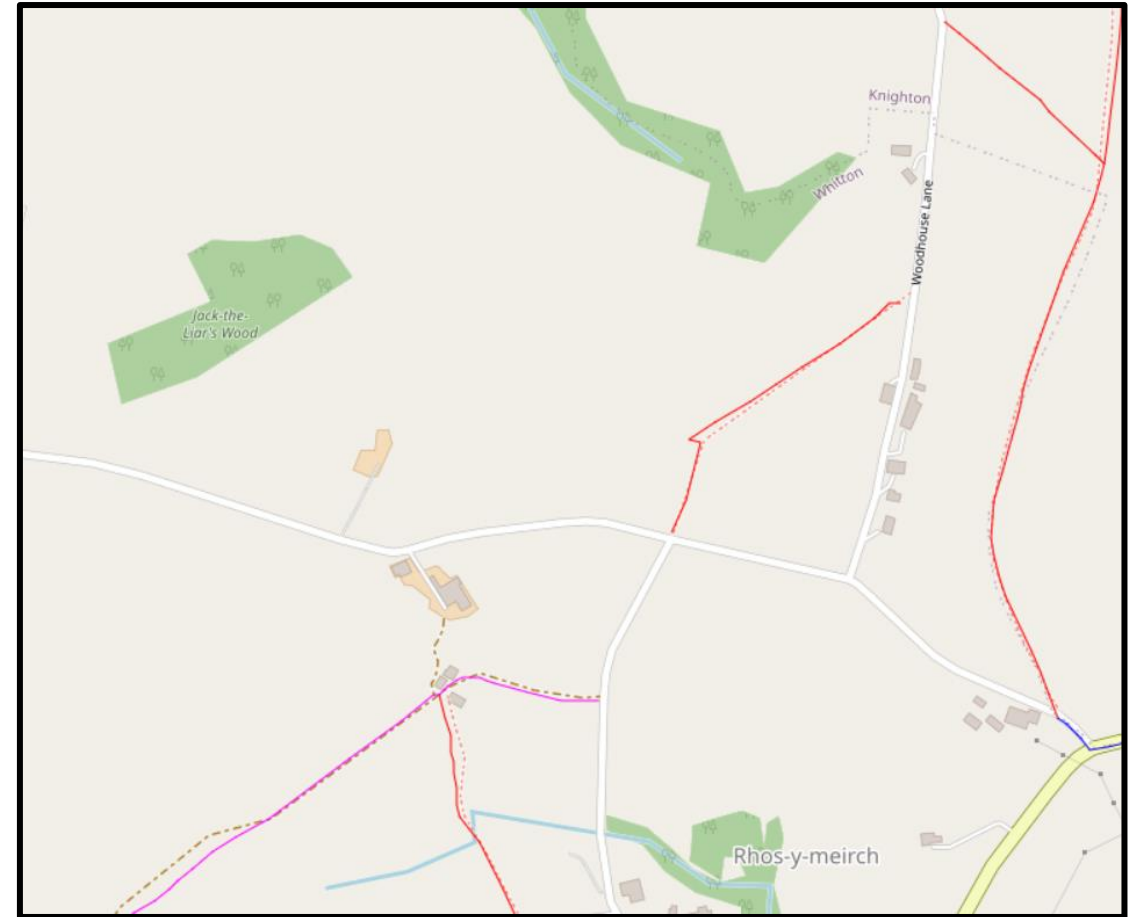
DRAINAGE

The development will not see any change to the infrastructure already permitted on site (i.e. buildings, hardstanding, the provision of the menage). As such no additional drainage infrastructure is required.

PUBLIC RIGHTS OF WAY

It is acknowledged that there are no public rights of way which cross the site, however it could be deemed that the right of way to the east may overlook the subject site.

Given that the subject works are largely been constructed, it is not considered that there will be any further impact on the right of way.

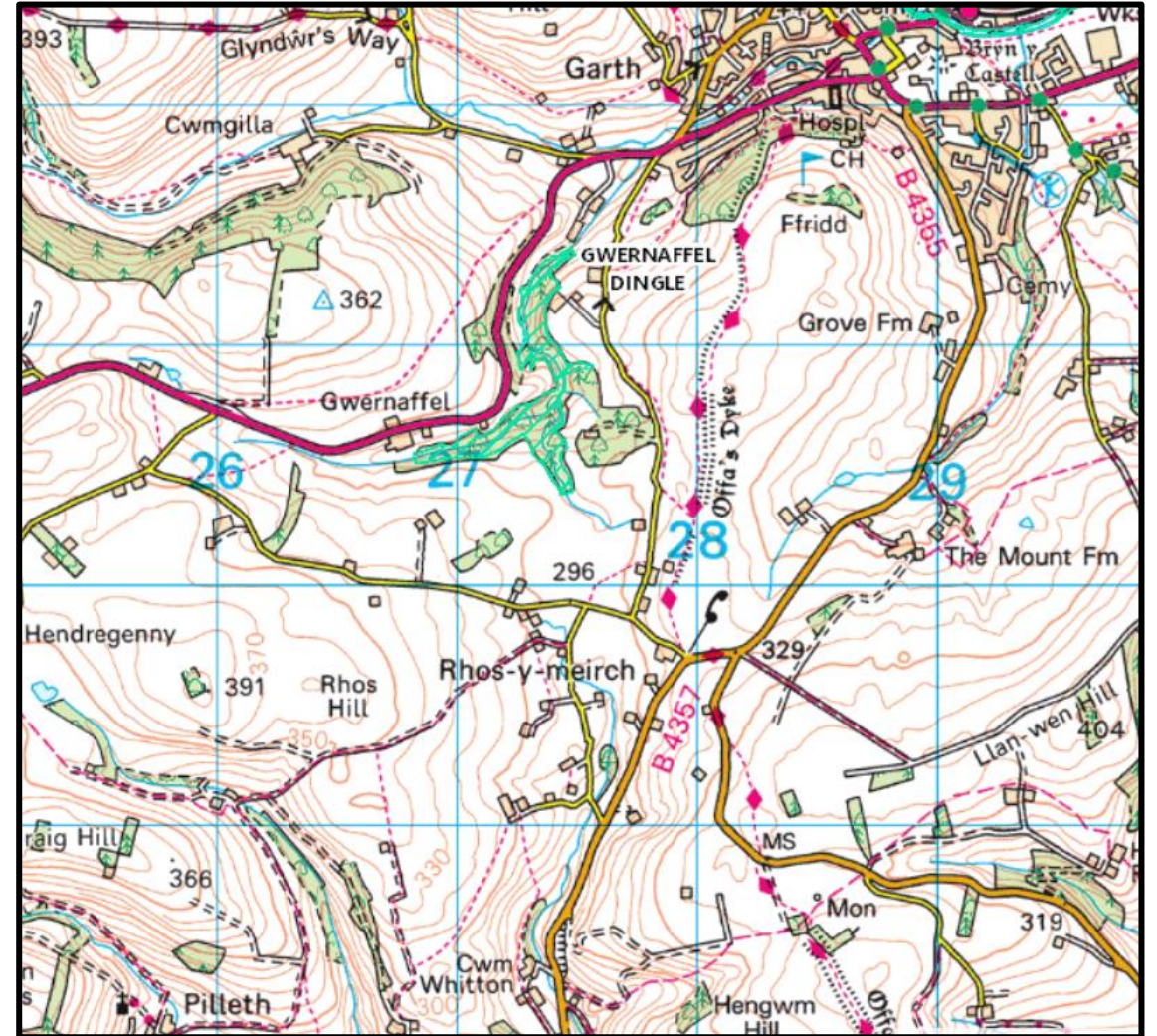


6. MATERIAL CONSIDERATIONS

BIODIVERSITY

It is acknowledged that although there are no designations on the site, there is a Site of Special Scientific Interest 400m to the north.

As this application doesn't seek consent for any significant physical works and the use of land for agricultural and equine purposes are similar it is not considered that a formal ecology assessment is required.



7. CONCLUSION

This application seeks permission to improve an existing access alongside using one of the existing buildings for stabling their own horses.

The application looks to address and build on consultee comments received from a recent withdrawn application. It is considered that the subject works have no adverse impact upon the wider area.

It is considered the application is policy compliant and it is hoped that it can be determined positively.

PETER RICHARDS & CO. PROPERTY CONSULTING

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