

Planning Statement -

Proposed Demolition of Existing Stable Block, to be Replaced with Barn containing 6 stables, storage for Tractor & Hay - Seagrave Stables, Shipcote Lane, Bishops Waltham

The Site

The site is located on Shipcote Lane, Bishops Waltham and has equestrian and residential use. The existing stables are located adjacent to the southern boundary and form a U shape, containing 6no. stables, a tack room and feed store, there is also a lean to that has been constructed along the length of the southern side of the stables, providing additional storage for horse bedding and equipment associated with the stables. To the north-west of the stables is a ménage and barn, to the north-east is the house which all face on to a central yard area. Beyond the house are number of fields used to graze the horses. There is a dense hedgerow that runs along the frontage of the site, which screens the stables.

Access

There is an existing vehicular access from Shipcote Lane leading into an area for parking, the stable block and house. No changes to the access are proposed.

The Proposal

The existing timber stables require replacing and it is proposed they will be replaced with a barn that will house six stables [one to be an isolation box] and will provide a storage area for a tractor, hay, bedding and feed, enabling everything to be stored in one place, an improvement visually. There is also an opportunity to move the proposed barn away from the existing hedge, currently the stables with the attached lean-to are built right up against it. Externally the barn will have concrete walls, 1.5m high, with timber hit & miss timber cladding above, under a natural fibre cement roof with corrugated translucent roof panels [refer to drawing 593-103 Proposed Plan & Elevations]. To the eastern elevation will be large timber sliding doors, allowing for a tractor to access the barn and to the north and southern elevations are timber stable doors providing an external access to the stables and isolation box. It is proposed that the barn will be built on a concrete raft to minimise the need for deep excavations. This type of building is typical of others found in the surrounding area where there are a number of agricultural and equestrian properties.

Ecology & Landscaping

It is proposed that 2 no. Swift & Swallow boxes [see figure 1] will be attached to the new barn and 2 no. new trees are also proposed, these are to be 1no. Mountain Ash Rowan Tree & 1no. Hornbeam, [refer to drawing no. 593-101 Proposed Site Plan, Fig. 4]. The proposed barn has been positioned so to minimise any increase in hard standing and will be built off a concrete raft, further reducing any impact on the existing ground.

Planning History

- 1] SDNP/20/03207/LDE Development of a dwelling occupied continuously in excess of 4 years.
- 2] 11/00034/FUL | Use of part of the stables for livery for two horses and the use of the manege for part time teaching of riding lessons (RETROSPECTIVE)
- 3] 06/02848/FUL | Car port added on to existing dwelling. (RETROSPECTIVE)
- 4] 06/02807/FUL | Stable and Pole Barn (RETROSPECTIVE)
- 5] 97/01370/FUL | Detached two bedroom dwelling
- 6] 97/00429/FUL | Use of land for siting of a mobile home to operate existing surgical farriery and recuperative stabling

Noise Impact Assessment

There is no change of use proposed and therefore no additional noise will be generated.



Fig 1. Example of a Swift/Swallow Nesting Box



Fig 2. Hornbeam Tree



Fig 3. Mountain Ash Rowan Tree



Fig 4. Proposed Site Plan [nts]