

PLANNING STATEMENT

IN RELATION TO

CHANGE OF USE OF AGRICULTURAL LAND TO

PART DOMESTIC GARDENS

AND PART EQUESTRIAN USE

FOR

LAND REAR OF

CHAROLAIS,

LOW ROAD, PENTNEY,

PE32 1JF

March 2024

1.0 INTRODUCTION

This application seeks planning approval for the change of use of the subject site from its current lawful use as agricultural land to part domestic gardens and part equestrian use.

2.0 THE SITE

The site lies to the north of Low Road, Pentney behind the property Charolais and numbers 1-6 Greys Cottages, all which face onto Low Road. The land is flat in nature and covers a total of 3686m². To the north, west and half the south boundary the land is edged by a drainage ditch which is part of a wider land drainage network.

As agricultural land the site has been used for “set aside” for several years. This is land deliberately taken out of production to reduce arable crops, for which farmers received a subsidy. Whilst this arrangement ceased some years ago (replaced by the Single Farm Payment scheme) the land has not been used for significant production since. The applicants purchased the land in 2022 from the farm operating the land at the time. Thus the land whilst has an agricultural use, is no longer part of an agricultural unit.

The land is located between land used for equestrian use to the east (owned by the applicants) and land used for equestrian use to the west (recently approved under reference 23/00 560/F), agricultural land to the north and residential properties to the south.

3.0 THE PROPOSAL

The applicants own the dwelling Charolais and keep horses for private use on land to the east of the property and have done so for many years. The application site immediately abuts this land and it is intended to add this to those existing fields. It is expected that the application site will support one or two horses.

In 2019 the applicants obtained planning approval to replace an existing redundant agricultural building to the rear of Charolais with two dwellings, following gaining Class Q permitted development approval to convert the original building into two dwellings. Work on constructing those dwellings is currently underway under reference 19/01920 . As part of this application the applicants seek approval to use 401m² of the land to provide deeper domestic gardens to the two dwellings. This use amounts to some 11% of the total application site area.

4.0 APPEARANCE

The main site area of 3285m² will remain as an open paddock to support the horses. No buildings are proposed as these are available elsewhere on other paddocks. In order to enhance the bio-diversity of the land as well as to provide shelter for the horses it is intended to plant a shelter belt of trees to the western side of the site. These trees will be Willows and Birch which are suitable for use where horses are kept. Both species support wildlife. The willows feed various moth caterpillars such as puss moth and hawk eyed moth as well as providing early nectar for bees and other insects. Birch provides food and habitat for up to 300 insect species.

The boundary between the horse paddock and extended domestic gardens will be marked by a timber post and rail fence typical of country use. This will be backed up with a native hazel hedge (again suitable for horses). This makes a specific definition of the different land uses whilst not impinging on the natural appearance of the area.

5.0 PLANNING POLICY

The site is in Pentney. This is a Smaller Village and Hamlet in the settlement hierarchy of Policy CS02. As such there are no development boundaries as the village lies within the open countryside where there is a presumption of more restrictive control of development. In particular Policy CS06 seeks to protect the countryside for its intrinsic character and beauty and diversity of landscapes, heritage and wildlife.

It is accepted that there is no direct connection of this proposal with agricultural or forestry, however the impact on the appearance of the site by its use for private equestrian purposes would be minimal. Indeed most people would connect horses in a field with the countryside. This approach was reflected by the officer dealing with the adjacent land under planning reference 23/00 560/F. There would also be an opportunity to enhance the bio-diversity and appearance of the site by the addition of trees to the landscape.

The use of the southernmost part of the land for domestic garden is modest in scale. The depth proposed is some 8.0m (26ft). This additional depth would increase the rear garden depth for the dwellings under construction from 3.7m to a total of 11.7m, not an excessive amount. The overall impact on openness will be limited as it will be hidden mostly from view by the dwellings themselves. It is proposed to mark the limit of the residential use by a timber post and rail fence backed by a hazel hedge. This arrangement is a countryside feature and thus will have a limited impact on the appearance of the site. Given the new

dwellings were deliberately designed to be rural barn like, the small extension of the gardens would have limited impact on the wider countryside views but be a significant benefit to the new occupants, increasing what were shallow private gardens set by the original agricultural building location.

6.0 CONCLUSION

The application site has not been in productive agricultural use for some time now. The use for private equestrian purposes would not create any significant harm to the open countryside appearance of the land. The integration of part of the site area into domestic garden use would intrude beyond the current domestic boundary by only 8.0m; a very small distance relative to the scale of the countryside beyond.