

**Case Officer:** Wayne Campbell

**Recommendation:**

**Applicant:** Mr Perry Taylor

**Proposal:** Discharge of Conditions 3 (Schedule of Materials) and 4 (Landscaping scheme) of 18/01792/F

**Expiry Date:** 22 September 2021

**Extension of Time:**

## **1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT**

- 1.1. The site is an area of land within open countryside some 0.4km west of the village of Adderbury. The site is partially bounded by post and rail fencing with a dense area of woodland along the southern boundary. The site is accessed off the Bloxham at the north of the site via an existing gated access and private drive.
- 1.2. In terms of site constraints the site is within a minerals consultation area and the land is classified as Grade 2 (very good) agricultural land by Natural England. A Public Right of Way (ref. Footpath 101/25/10) crosses land adjacent the site in a south-westerly direction from Adderbury.
- 1.3. Planning permission was approved for the erection of a stable range building in a 'horseshoe' configuration around an area of hardstanding, with access taken off the adjacent existing private lane. The building provides 6no stables, a tack room, feed store and internal grooming area. The building will be constructed with timber cladding under coated profile sheet roofing; measuring 14.6m along the external northern elevation, 20.1m along the western elevation and a 3m ridge height.

## **2. CONDITIONS PROPOSED TO BE DISCHARGED**

- 2.1. This application seeks to discharge conditions 3 (Schedule of Materials) and 4 (Landscaping scheme). For condition 3 the applicant has provided information and colour of the external materials to be used on the stables while for condition 4 the applicant has provided a landscaping scheme for the site.
- 2.2. Condition 3 states that *prior to the commencement of the stable building hereby approved above slab level, a detailed schedule of materials and finishes for the external walls and roof of the building shall be submitted to and approved in writing by the Local Planning Authority.*
- 2.3. Condition 4 states that *prior to the commencement of the development hereby approved above slab level, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme for landscaping the site shall include:-*
  - (a) *details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas;*
  - (b) *details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation;*

*(c) details of the hard surface areas, including pavements, pedestrian areas, reduced-dig areas, crossing points and steps;*

*(d) details of all boundary treatments*

### **3. RELEVANT PLANNING HISTORY**

3.1. The following planning history is considered relevant to the current proposal:

17/00425/CLUE: Certificate of Lawfulness of Existing Use for the construction of outdoor arena and erection of perimeter boarding and use of land and buildings for private equestrian purposes - sui generis. Permitted

18/01792/F: Erection of new equestrian yard comprising of stables and hard surfacing. Permitted.

### **4. RESPONSE TO PUBLICITY**

4.1 No comments have been raised by third parties

### **5. RESPONSE TO CONSULTATION**

5.1. CDC Landscape: No comments received.

### **6. APPRAISAL**

6.1. The applicant has confirmed that the walls would be clad in a composite panel with the appearance of timber with a colour of dark grey. In terms of roofing materials, the applicant has confirmed that the stables would be covered in a profile metal panels also in a dark grey colour. In terms of the materials, it is considered that these are appropriate and would not result in any adverse impact on the character of this open countryside location.

6.2. In terms of the landscaping the details submitted show that the stables would be enclosed along the western, and northern boundary by a row of crataegus monogyna which can grow up to 4 – 8m in height while to the southern boundary would be a line photinia fraseri which can grow up to 4 – 6m in height. Both plants are evergreen and would help soften / screen the development in the open countryside. There have been no objections / comments raised by the Council's landscape officer.

### **7. RECOMMENDATION**

That Planning Condition(s) 3 and 4 of 18/01792/F be discharged based upon drawing reference 01 and 02 received 19/07/2021 and details of Ecoscape composite cladding, Box Profile Plastisol roof panels received 29/09/2021.

Case Officer: Wayne Campbell

DATE: 4 October 2021

Checked By: Nathanael Stock

DATE: 07.10.2021

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