

Coberley Parish Council

17/03563/FUL Change of use to stables at Agricultural Building Land North Of Greenway Lane Ullenwood Gloucestershire GL53 9QB

Planning permission is sought for the retrospective change of use of an existing agricultural building for use as a private (non-commercial) stables. The building is located off Greenway Lane to the north of Ullenwood Court, Ullenwood.

Coberley Parish Council opposes this proposed change of use due to the unsuitability of Greenway Lane for the intensification of traffic which this would most certainly cause, including horse trailers and 4 x 4 vehicles.

Greenway Lane is a narrow, single track which has a sub-standard junction with the 3/377 (formerly B4070) Leckhampton Hill Road. It is also the route of the much-used Cotswold Way National Trail.

Any access via Greenway Lane by the proposed stables would be unacceptably hazardous, given the narrowness of the lane (single vehicle width) and the restricted visibility at the junction with Leckhampton Hill Road.

This junction has no visibility splays and there are already concerns over traffic speeds on this busy commuter route, which Coberley Parish Council is discussing with GCC Highways. Police and Community Speed Watch group monitoring on this section of road, has found speeds to be frequently in excess of the 40 mph limit.

It should be noted that if a vehicle is waiting to exit Greenway Lane, any vehicle wishing to enter, would have to wait until the other vehicle has exited. This problem will obviously be exacerbated if towed horse trailers or horse boxes are involved.

The application states, in paragraph 1.9 of the Planning Statement, that “three to four ‘loose’ stable boxes will be installed”.

In paragraph 1.7 it refers to “The stable will not be used for commercial purposes and will be used privately by the applicant. “

Paragraph 1.11 states that the proposal is for personal use.

However, a recent observation indicated that 4 horses were grazing in the field attached to the building, 2 more horses were being tended in the yard by 2 people who were not the applicant. 2 cars were parked adjacent to the yard. This suggests more than “personal” use.

With this number of animals, it is likely that a substantial amount of vehicle movement would be generated on Greenway Lane, as well as the equine traffic when riding out.

It is particularly important to note that when permitting Application ref: 17/00323/OUT for the Outline planning application for residential re-development consisting of 20 units and associated works, and the provision of equivalent replacement stable facilities and riding arena at Ullenwood Court, on 12th July 2017, Cotswold District Council set the following condition 26:

No vehicular traffic from the development hereby approved shall enter or exit the site via Greenway Lane.

Reason: In the interests of highway safety. Greenway Lane is single carriageway in width, lies along the route of a Public Right of Way and has a substandard access onto

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the B4070. Access to or from Greenway Lane from the development hereby approved would result in an intensification in the use of the lane to the detriment of highway safety and contrary to Local Plan Policy 38.

Furthermore, in relation to Application 17/00323/OUT, the Parish Council is aware that a replacement equestrian facility was approved as part of that application, within the development on the south side of Greenway Lane, with access via the Ullenwood Court main entrance.

Condition 19 of the Decision Notice states:

The replacement equestrian facilities (including vehicular and pedestrian access, stables, tack room(s), feed/hay store(s) and riding arena), shall be provided on site prior to the demolition of any part of the existing equestrian facilities, and shall be no less than the existing equestrian facilities, unless otherwise agreed in writing with the Local Planning Authority. Access (including vehicular and pedestrian access) shall be maintained to the existing equestrian facilities until such time that the replacement equestrian facilities have been provided.

Reason: The existing riding school and stable facilities are an important local facility and its timely replacement is consistent with ensuring a prosperous rural economy and the provision of opportunities for outdoor sport and recreation in the Green Belt in accordance with Cotswold District Local Plan Policy 31 and the provisions of the National Planning Policy Framework.

The Council had understood that the applicant is intending to re-establish her equestrian venture in Longhope in the Forest of Dean this Autumn.

Ullenwood Court Riding School web site provides a link to its Facebook page, where, on 1 July 2017, there appeared the statement: "With regret but very happy memories, I have to announce the closure of the riding school after twenty four years . I am keeping all my ponies and hoses as I hope to start over in Longhope in the autumn so watch out for links to Blakemore Park Riding Centre."

The Council therefore, considers that, as a replacement equestrian facility has been approved in the development proposals for Ullenwood Court, to be constructed before demolition of the existing facility, there is no requirement for a further facility on land to the north of Greenway Lane, which is Green Belt and AONB, irrespective of whether it is for personal or commercial use. Stabling and storage of equestrian equipment should remain at the Ullenwood Court facility, to the south of Greenway lane, with continued access via the main Ullenwood Court entrance. No development or change-of-use should be permitted to the building or land to the north of Greenway Lane, which will generate additional traffic, either vehicular or equine, on Greenway Lane.

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6 November 2017