

Planning Committee Meeting

15th June 2017

Agenda Item 13

SDNP/16/05360/FUL: Erection of an indoor riding arena, conversion of part of an existing portal frame barn to provide 13 stables, change of use of land from agricultural to equestrian use. The provision of a new access road and 20 space car park, relocation and erection of a horse walker.

Manor Farm, Alresford Road, Itchen Stoke, Hampshire, SO24
0QT



Introduction

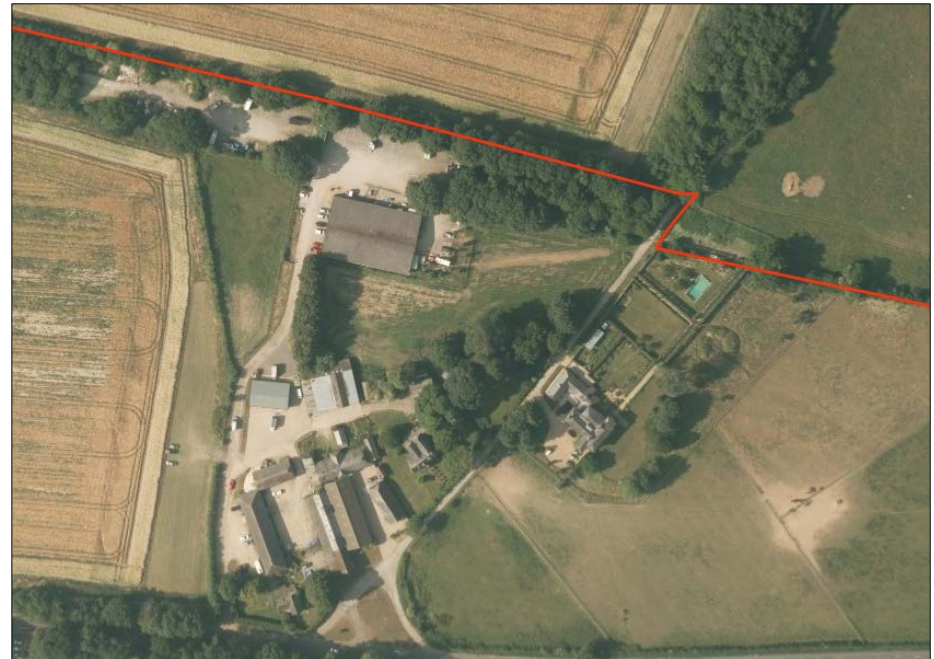
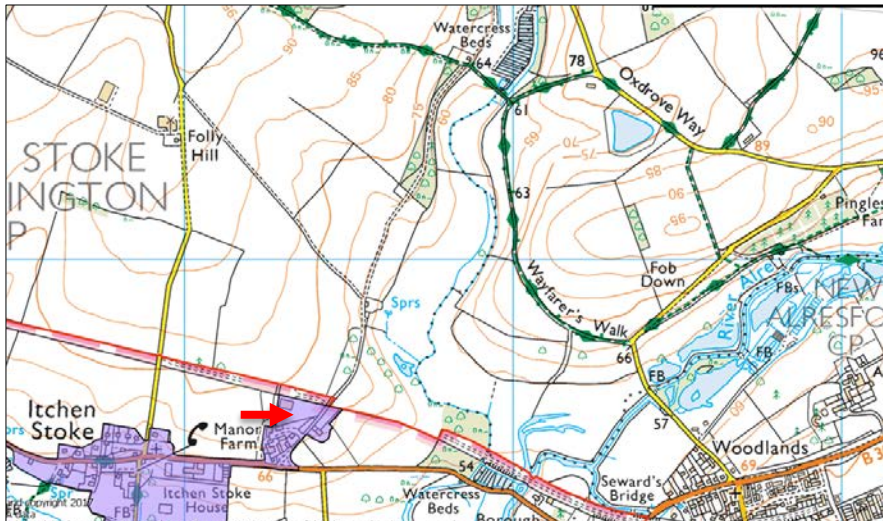
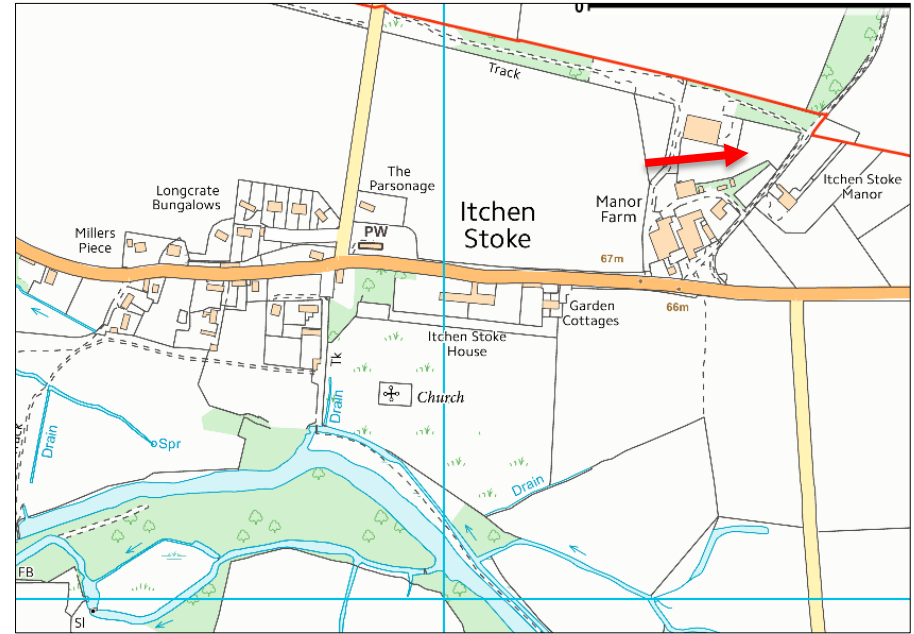
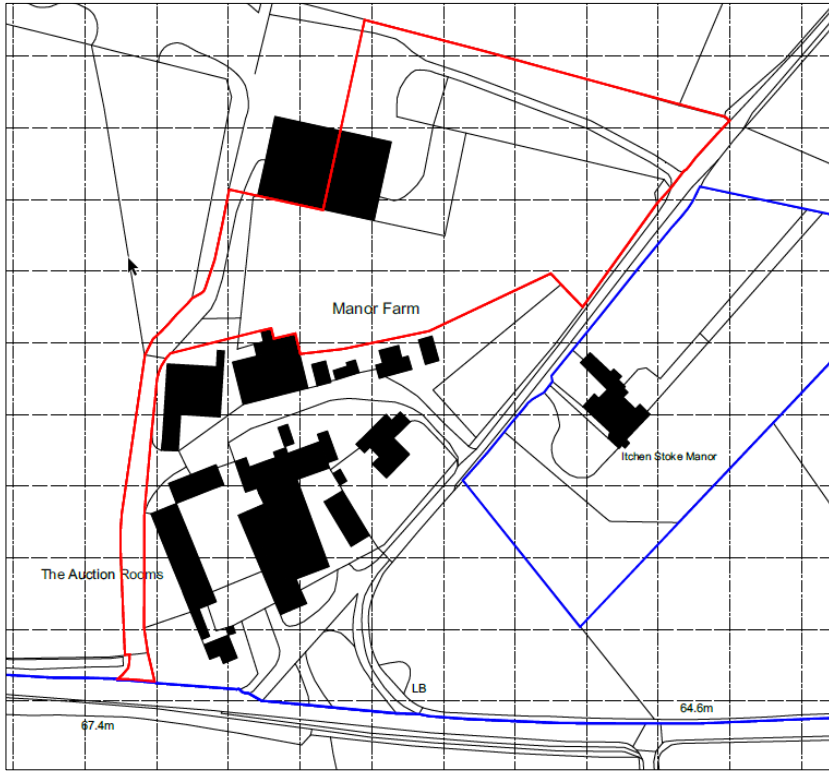
- Background & site context
- The proposals

Considerations

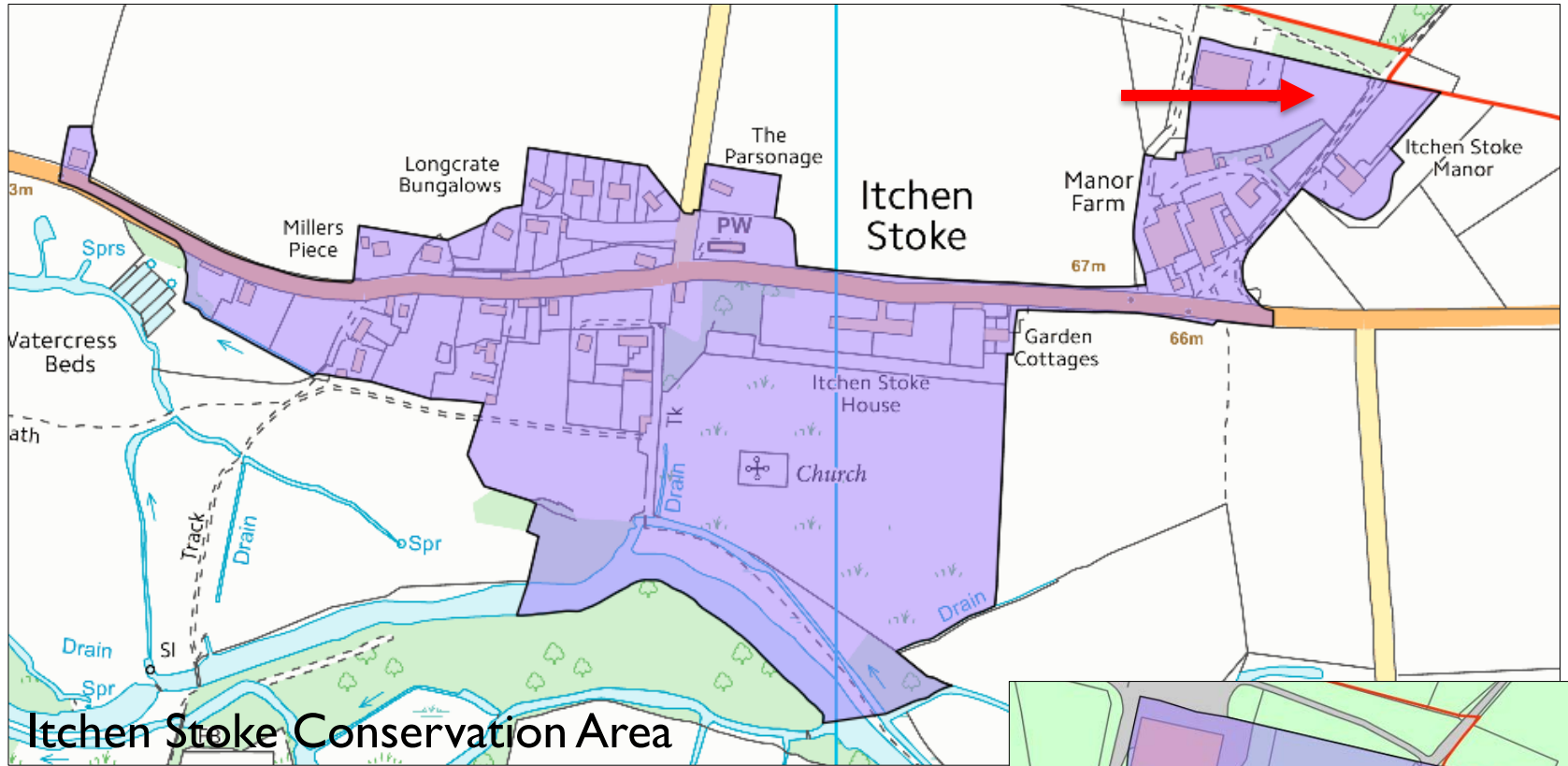
- Location and scale of the proposals.
- Landscape impact.
- Impact on cultural heritage.
- Level of activity - highways, noise and activities and scale of the equestrian use.
- Impact on neighbouring amenities
- Ecology and trees.



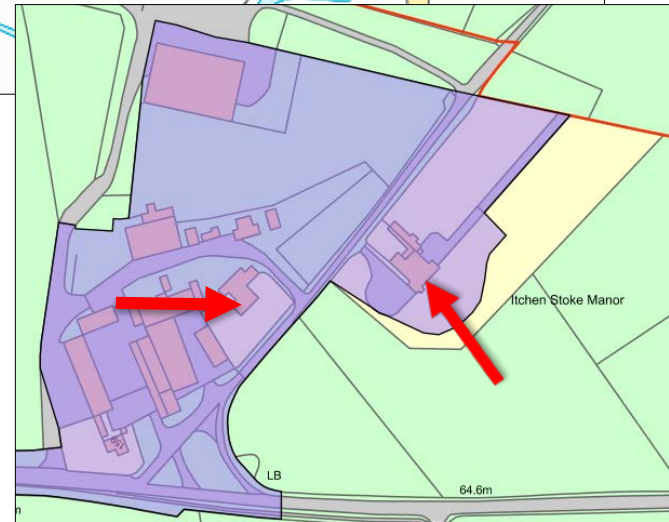
The Site



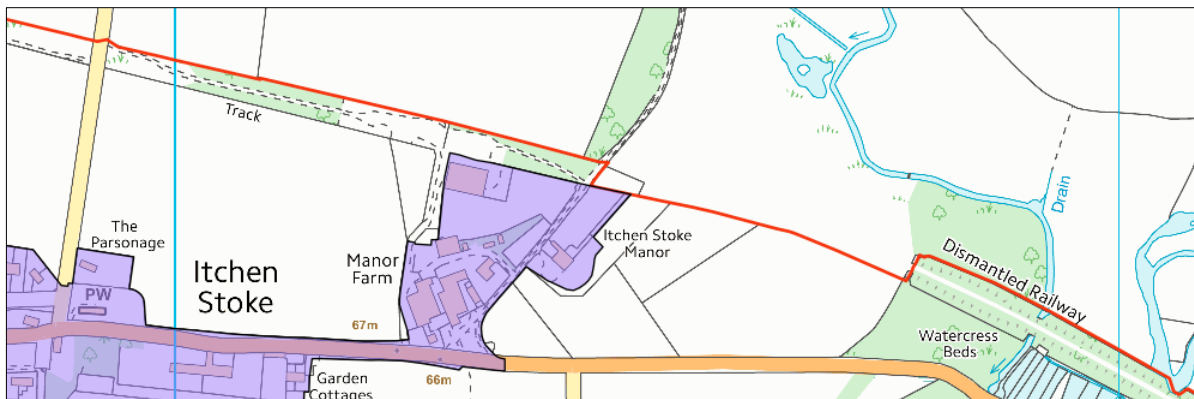
Cultural Heritage



Itchen Stoke Conservation Area



Listed and unlisted dwellings



Watercress Railway line





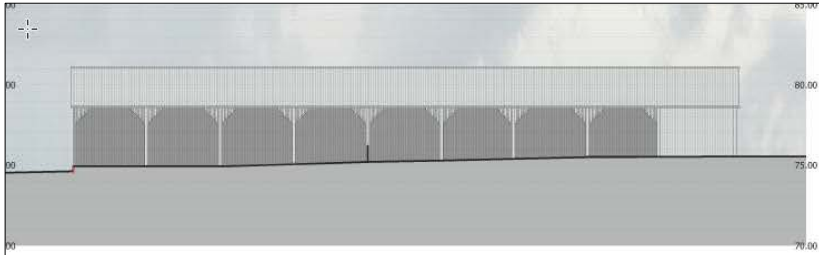




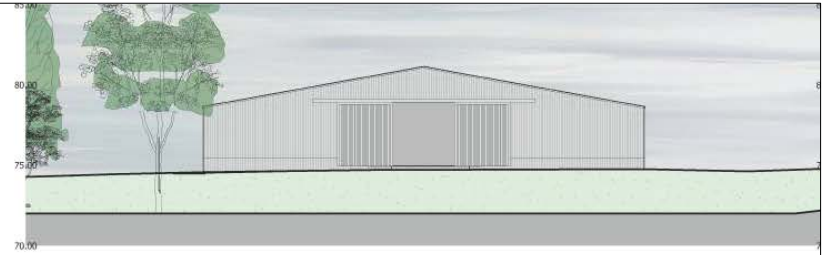
Proposed Site Plan



Stable Block – Existing and proposed



NORTH ELEVATION - Scale 1:200



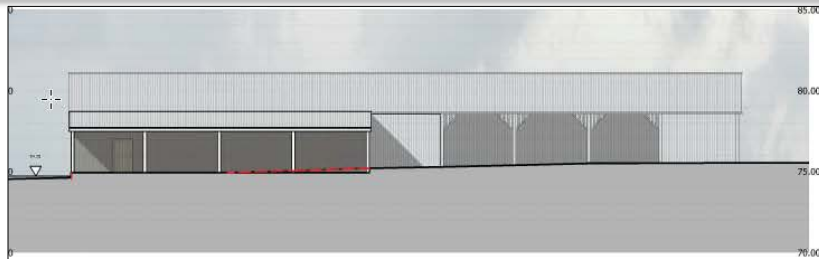
EAST ELEVATION - Scale 1:200



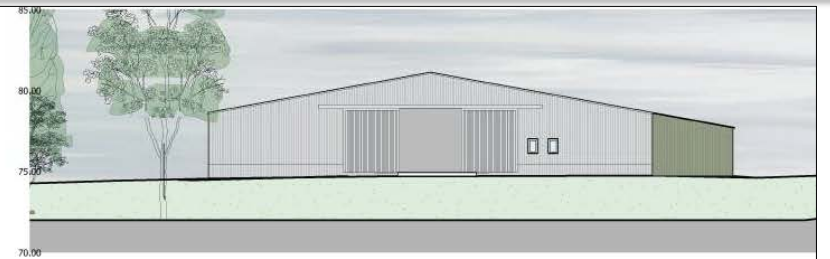
SOUTH ELEVATION - Scale 1:200



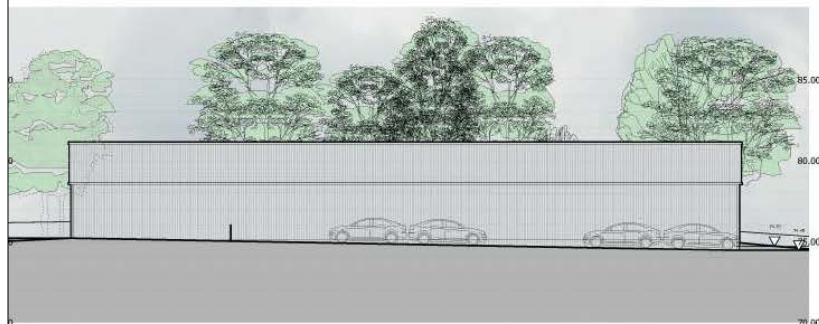
WEST ELEVATION - Scale 1:200



NORTH ELEVATION - Scale 1:200



EAST ELEVATION - Scale 1:200



SOUTH ELEVATION - Scale 1:200



WEST ELEVATION - Scale 1:200

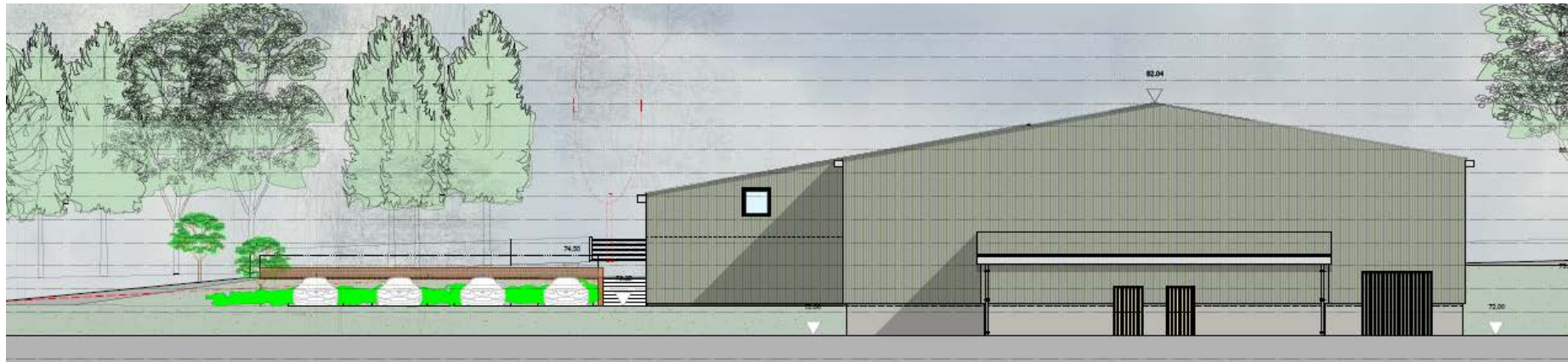
Proposed floor plan of the stables



Proposed arena



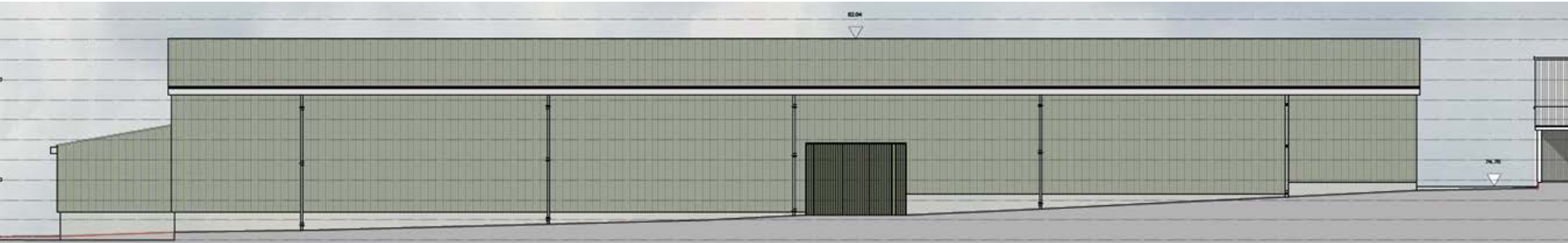
South



East



Proposed arena



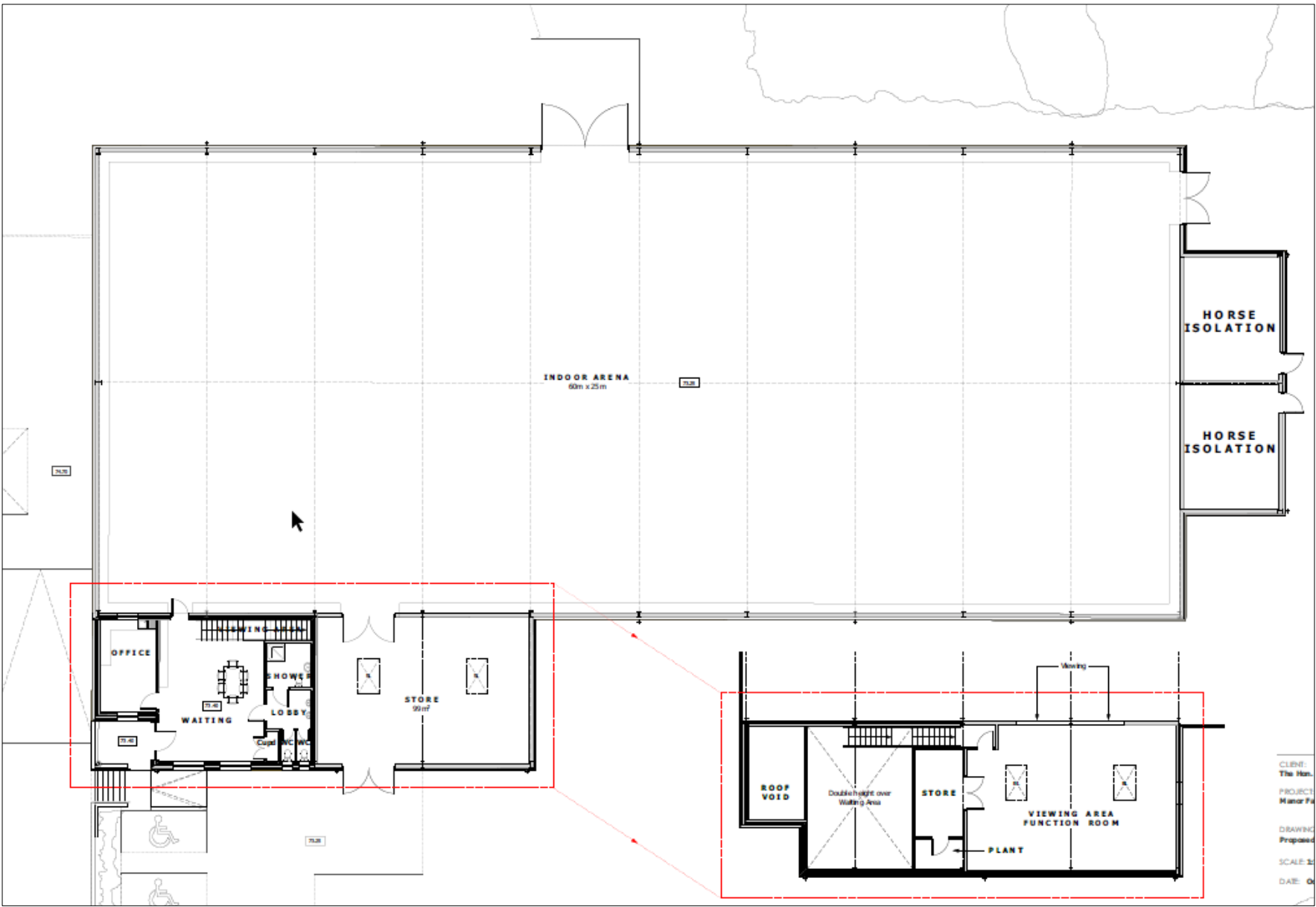
North



West

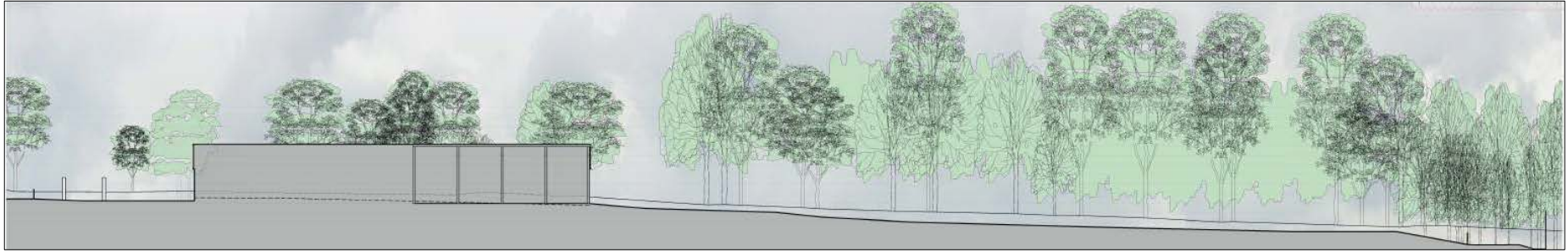


Proposed floor plan of the indoor arena



CLIENT: The Hon.
PROJECT: Manor Pa
DRAWING: Proposed
SCALE: 1:50
DATE: 01/2024

Site Sections

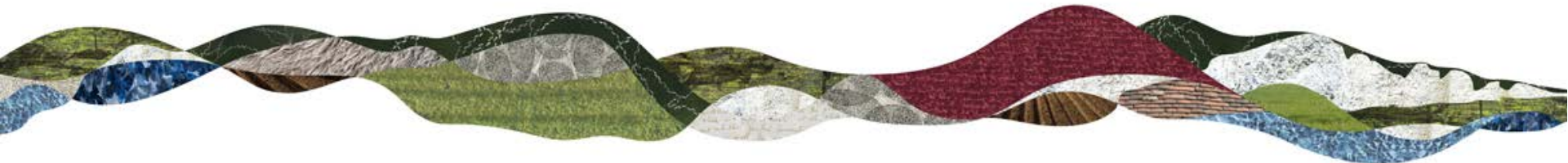


Site Sections



Considerations

- Representations cover a breadth of issues.
- Development Plan Policy.
- Scale and location.
- Major Development.
- The equestrian activities and how they would operate.
- Landscape impact.
- Impact on cultural heritage.
- Highways- vehicular activity and use of the existing access.
- Considered the route of the Watercress Line.
- Ecology and trees.
- Impact on adjacent commercial uses.
- Impact on neighbouring residential amenities.



Neighbouring amenities

- Level of activity
- Hours of use
- Visual impact
- Overlooking



Recommendation

That planning permission be **approved** subject to the conditions outlined in paragraph 10.1 of the report and the Update Sheet.

