
2022/1095

Miss K Oxtoby

Erection of storage barn and extension to access track in connection with equestrian use on site

Cat Hill Livery, Firs Lane, Hoylandswaine, Sheffield, S36 7JG

Site Location and Description

The site comprises approximately 10 acres of grazing land enclosed by post and rail fencing, stock fencing, trees, and hedging. The site is well screened by an area of trees along the northern and southern boundaries with Firs Lane. Access to the site is taken from Firs Lane, through this bank of trees, there is also an access further along Firs Lane which accesses the property from the north.

The closest residential properties are set at Crabtree House, Crabtree Lodge and Crabtree Arena, to the south, beyond this belt of trees. The local area is characterised by small equestrian sites with stabling and ancillary facilities and agricultural land.

The site currently comprises:

- Row of block stabling creating five boxes with rubber matting and automatic water, 10ft (3m) x 14ft (4.2m) each box, 18ft (5.5m) to the highest point at the front
- Barn of block construction, Yorkshire boarding with box profile roof, 45ft (13.7m) x 30ft (9.1m) with five internal boxes, 11.8ft (3.6m) to the eaves and 16ft (4.9m) to the ridge
- Open-fronted barn for storage of hay produced on the holding, bedding etc 45ft (13.7m) x 30ft (9.1m), 11.8ft (3.6m) to the eaves and 16ft (4.9m) to the ridge
- Large area of hardstanding adjoining barns to provide parking and turning area
- Log cabin, as temporary rural enterprise dwelling
- Barn/turnout pen 75ft (22.8m) x 35ft (10.6m), 12ft (3.6m) to the eaves and 16ft (4.9m) overall height to the ridge.
- Barn for Equine Water Treadmill and facilities measuring 18.3m by 7.9m and 3m to the eaves with a mono pitch roof to 3.6m overall height
- Turn out pen

The aerial photograph below shows the location of the proposed barn in red, the location of the existing stable yard in yellow and the extent of the land owned by the applicant.





Planning History

2018/0638 – Temporary rural enterprise dwelling in the form of a log cabin – Withdrawn

2018/0949 – Certificate of lawfulness for existing use of site as a livery including associated land, stabling, barn, and use of caravan for non-residential purposes ancillary to the livery use – Approved October 2018

2018/1420 - Retrospective application for open-fronted hay/storage barn – Approved January 2019

2019/0250 – Siting of log cabin as a temporary rural enterprise dwelling to support existing business – Approved January 2020

2020/0687 – Erection of barn/turnout pen for use ancillary to commercial equestrian livery and rehabilitation – Approved September 2020

2021/0709 – Erection of barn for Equine Water Treadmill and facilities – Approved July 2021

Proposed Development

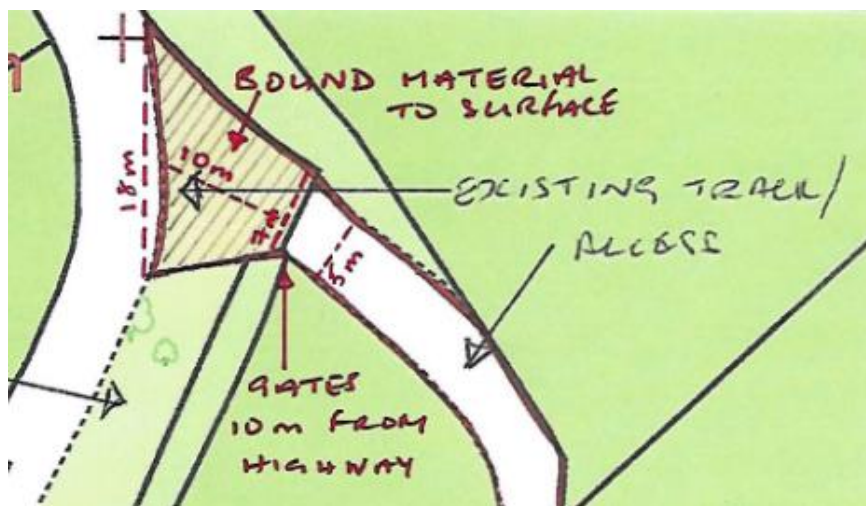
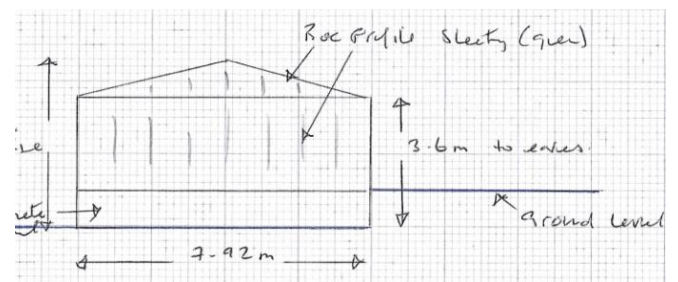
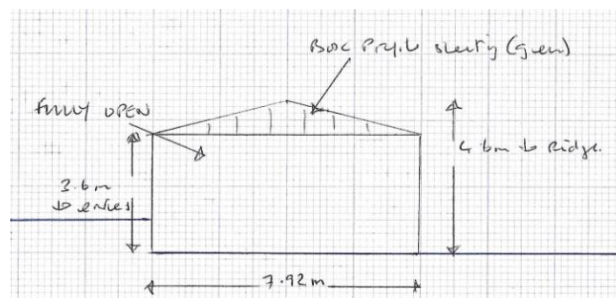
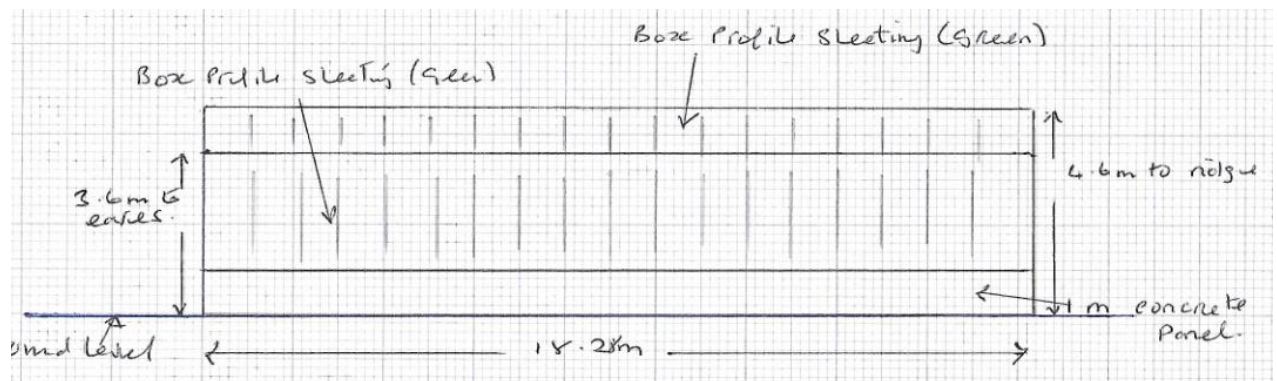
The applicant seeks permission for the erection of an additional barn for storage of hay and machinery ancillary to the existing commercial livery and rehabilitation business at the site. The proposed barn is to measure 18.3m by 7.9m with a height of 3.6m to the eaves and 4.6m to the ridge.

The proposed barn is of a steel construction with concrete panels to a wall height of 1m with dark green corrugated sheeting and green corrugated roof. The construction/materials are to be the same as the approved barn/turnout pen and the building accommodating the water treadmill. The north, south and west elevations are to be fully enclosed, with the front/eastern elevation fully open to enable easy access for machinery.

Whilst the building is located some 90m from the existing buildings within the main stable yard, the agent has submitted the following justification for the proposed barn: -

‘Since obtaining consent to live on site, the applicant has been able to develop the business to increase the number of horses, both for full livery and rehabilitation. In the last three years, the business has developed its rehabilitation services with the provision of an equine water treadmill, which has increased revenue and profitability to become a very successful rural enterprise. The existing barns are utilised for stabling of the horses or for facilities forming part of their rehabilitation treatment. One barn is used for the storage of hay and bedding. This results in machinery and equipment, used for the management of the land, having to be stored outside, where it is not protected from the weather. This puts the

equipment at risk of theft, and although the applicant lives on site, this is not always sufficient to discourage opportunist thieves. In addition, during the day the horses are walked from their stables to the turnout barn and the water treadmill for rehabilitation. Currently, any equipment, tractors etc has to be stored on the yard, which means that vehicles are frequently moving across the yard, between the stables and treatment areas. This can be dangerous for horses and their handlers, particularly as many of the horses are highly strung. The barn will also increase the capacity for storage of hay/bedding, which will reduce the number of vehicle movements to the site. These deliveries will have ease of access and will not need to enter the yard.'



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Local Plan

The site is set within the Green Belt as shown on the Proposals Map of the Adopted Local Plan and therefore the following policies are relevant:

Policy GB1 Protection of Green Belt
Policy GD1 General Development
Policy T4 New Development and Transport Safety
Policy E6 Rural Economy
Policy BIO1 Biodiversity and Geodiversity
Policy D1 High Quality Design and Place Making
Policy SD1 Presumption in favour of Sustainable Development

National Planning Policy Framework

The National Planning Policy Framework 2021 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied.

At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

Chapter 6 Building a strong, competitive economy

Paragraph 81 states that planning policies and decisions should help create the conditions in which businesses can invest, expand, and adapt.

Paragraph 84 states that planning policies and decisions should enable, amongst others

- a) the sustainable growth and expansion of all types of business in rural areas, both through conservation of existing buildings and well-designed new buildings.
- b) the development and diversification of agricultural and other land-based rural businesses
- c) sustainable rural tourism and leisure developments with respect the character of the countryside

Chapter 13 Protecting Green Belt Land

Paragraph 147 states that, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 148 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. "Very special circumstances" will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 149 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this, which amongst others include:

- a) buildings for agriculture and forestry
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries, and burial grounds and allotments; as long as the facilities preserve the openness off the Green Belt and do not conflict with the purposes of including land within it.

Consultations

Drainage – happy for details to be checked by building control
Highways DC – no objections subject to conditions
Pollution Control – no objections
Parish Council – no comments received
Ward Councillors – no comments received

Representations

The application has been advertised by the way of a site notice; no representations have been received.

Assessment

Principle of development

The provision of facilities to be used in connection with an existing use of land (in this case supporting an existing outdoor sport and recreation use) are considered acceptable where they preserve the openness of the Green Belt and do not conflict with the purpose of including land within it.

The use of the land has been established as an equine business by the granting of the earlier planning applications. The proposed building is to house machinery and additional hay to support the existing use of the site as a rehabilitation unit for horses. It is felt that the building is justified to support the existing business.

Visual Amenity

It is acknowledged that the proposed storage barn is to be located some 90m from the from the existing stable yard, however the agent has provided justification to its location. The siting of the barn has been selected as it enables the barn to be in the most functional location within the site and allows the equipment stored to be accessed without entering the stable yard, in close proximity to the horses. In addition, it limits the creation of additional access tracks from the existing access through land which is suitable for grazing of horses and livestock.

The piece of land is underutilised and is not suitable for grazing of horses or livestock, at the time of the planning officers site visit, it was clear that this piece of land was uneven, and unsuitable for gazing. In addition, the building in this location would limit the extent of additional access track required to access the barn, due to its proximity to the existing track and therefore protecting the more open land to the east.

As mentioned previously this area of land is screening by trees along the western boundary and falls to the north. Due to the topography of the site the barn will sit approximately 1m below the land level on the south-west side and will be screened from the west by the bank of trees, in addition the short-gabled elevation would face towards the highway, also lessening the impact.

Whilst the building would be visible from the open Green Belt to the north, it would be viewed against the higher land to the south and the bank of trees which run along the southern and western boundaries. Its materials which include dark green corrugated sheeting and green corrugated roof will also blend in with the Green Belt landscape and would appear as a standard agricultural building; it is also of a size and design which is considered acceptable for its intended use.

It is therefore considered that the proposed barn building would not cause any significant detriment to the openness or visual amenity of the Green Belt and as such is acceptable and in compliance with Local Plan policy GB1.

Residential Amenity

Regulatory Services have raised no objections to the proposal and consider that this development is unlikely to have an adverse impact on health and the quality of life of those living and/or working in the locality, so approval is recommended.

There are no close neighbouring dwellings which would be affected by the proposal and as such the proposal is considered acceptable and in compliance with Local Plan Policy GD1 – General Development

Highway Concerns

The application proposes an 18.28m x 7.92m agricultural storage barn which will gain access from Firs Lane over an existing access, which is located on the outside of a bend providing acceptable visibility. Provision of the barn will intensify the use of the existing access as detailed in the Planning Statement, which will require that the first 10m of the track is at least 5m wide. The applicant has submitted an unnumbered Site Plan which shows that the access will be surfaced in a bound material and designed to prevent surface water discharging onto the highway with gates located 10m from the highway. Highways DC have been consulted on the application and raise no objection to the proposal which is unlikely to impact upon highway safety or the local highway

The proposal is located such that it would not see the loss of the existing parking or tuning area. The proposal is therefore considered acceptable in terms of its impact on the highway network and safety and in accordance with Local Plan Policy T4

Other Issues

The agent has stated, as part of their justification, that the barn would be used for storage of hay, which would be moved to the existing barn within the stable yard as and when needed. Yet, in the same statement that have stated that the location of the proposed barn is such to limit machinery passing through the stable yard, which contradicts the justification. However, it is stated within the submitted, amended planning statement that the transfer of hay and

bedding from the proposed barn to the stable barn will be made via Firs Road to the access to the road to limit the need to cross the stable yard.

Conclusion

Based on the assessment above it is considered that sufficient justification has been provided to support the application and that the proposed development would preserve the openness of the green belt, would have a high standard of design, and would not have an adverse impact on the amenity of neighbouring residents, nor would it have a detrimental impact on the character of the street scene or upon highway safety and as such is in compliance with Local Plan Policies GB1, GD1, D1 and T4 and is acceptable.

Recommendation

Approve with conditions