
2020/1369

Mr and Mrs D Allen

Erection of stables and menage

Stable Cottage, Moor End Lane, Silkstone Common, Barnsley, S75 4RA

Site Description

The site forms part of Stable Cottage, a former converted barn which forms a domestic property.

The location of the proposed stable building is to the north of the property, with Moorend Lane running some 70m to the north .

The field is currently set out to grazing for horses.

A Grade II listed building cuck barn is located to the east; approximately 30m from the application property.

Proposed Development

The applicant seeks permission for the erection of a timber constructed 'L' shaped stable block and a menage.

The building is to be 'L' shaped and measure 13.1m by 9.4m with a width of 3.5m. the block is to have a height of 2.7m to the eaves and 3.5m to the ridge and is to be constructed from timber with a corrugated sheet roof.

The stables are to be used for domestic purposes.

The menage is to measure 20m by 40m.

The plans have been amended since the submission of the application which indicate that the stables are of a timber construction rather than breeze block clad in Yorkshire boarding.

Policy Context

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

The site is set within the Green Belt as shown on the Proposals Map of the Adopted Local Plan

NPPF

In respect of this application, relevant policies include:

Section 13. Protecting Green Belt Land

Paragraph 145 states:-

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

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 of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Adopted Local Plan 2019

Policy GD1 General Development
 Policy T4 New Development and Transport Safety
 Policy BIO1 Biodiversity and Geodiversity
 Policy D1 High Quality Design and Place Making
 Policy GB1 Protection of Green Belt
 Policy HE1 - The Historic Environment

In accordance with the NPPF and as set out in GB1, we will not allow proposals for 'inappropriate' development in the Green Belt unless it can be shown that there are very special circumstances that justify setting aside local and national policy. As set out in paragraph 143 of the NPPF very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Consultations

Highways DC – No comments received.

Pollution Control – No objections

Conservation Officer – No objections - The location of the stables is close to the buildings but physically divorced and well screened by the hedge and trees on the access off Moorend Lane and the design and materials are visually very low impact and commensurate with the agricultural setting. The location and appearance will not unduly harm the setting of the cruck barn. The ménage is located some significant distance at 130m or so to the north east, the field in which it is proposed slopes to the north and so the development will be visible from the road to an extent. However, the fall of the land and screening by trees means the ménage is unlikely to be viewed in direct context with the farm buildings or the principally listed barn.

Parish Council – No objections

Ward Councillors – No comments received.

Representations

The application was advertised by way of neighbour notification letters, a site notice and a press notice; no representations have been received.

Assessment

Principle of development

Timber built stables and manag's such as the ones proposed, are a feature of the countryside, and the use of land within the Green Belt for the grazing of horses is typical within the area and accepted by the NPPF as being an acceptable use (sports and recreation) and development within the Green Belt.

Impact on Green Belt

The size, design and location of the shelter are considered to be acceptable and have been limited to what is necessary for the stabling/shelter of the applicant's horses. In terms of visual impact, the block has a height to the ridge of 3.5m and whilst it is located at the back edge of the highway the land falls away to the south and as such it is considered that the proposal would not be visually intrusive.

The menage would be predominantly open apart from the timber post and rail fence, and as such would also have limited impact on the openness and character of the Green Belt.

The stables would not cause any significant detriment to the openness or visual amenity of the Green Belt. The proposal is considered acceptable in terms of Local Plan Policies GB1 and D1

Impact on Listed Buildings

The location of the stables is close to the property which it relates but physically detached and well screened by the hedge and trees on the access off Moorend Lane; the design and materials are visually very low impact and commensurate with the agricultural setting.

The proposed stables are to be located approximately 30m from the Grade II listed cruck barn to the east, however, given the modest size and location it is considered that the proposal would not unduly harm its setting.

The ménage is located some 130m or so to the north east; the field in which it is proposed slopes to the north and so whilst the development will be visible from the road to an extent, the fall of the land, and screening by trees means the ménage is unlikely to be viewed in direct context with the farm buildings or the principally listed barn.

As mentioned previously the design of the stables and menage harmonise with their rural surroundings, it is not considered that it would be of detriment to the setting of the listed buildings and as such the proposal is not considered contrary to Policy HE1.

Residential Amenity

The stables are located away from the nearest residential properties and as such no impact is considered to occur from the proposals, subject to the stables being used for a personal use and not as a commercial livery. A condition should be applied to ensure that the stables remain for a personal use.

Highways Safety

Highways have not commented on the application, however the site is accessed from the existing access serving the property which is within the ownership of the applicants. It is considered that the proposed use would not have an impact on highway safety and as such is considered acceptable.

Recommendation

Grant subject to conditions

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

20.23 Dwg No P1 Site Plan and Stables

20.23 Dwg No P2 Rev A Location Plan

20.23 Dwg No P3 Rev A Stable plans and elevations

20.23 Dwg No P4 Rev A Site Plan and Menage Details

The proposed stable block shall only be used for domestic purposes and not in relation to any business or commercial activity which will require the separate express consent of the Planning Authority.

Reason: In the interests of the openness and visual amenity of the Green Belt and road traffic safety in accordance with Local Plan Policies GB1 and T4