
2025/0135

Applicant: Mr Corey Richardson

Description: Erection of single storey stable block

Site: Land at Norcroft Bridge, Silkstone Lane, Silkstone, Barnsley

Description

The site is located in a rural countryside location, set off Silkstone Lane, outside of the main village of Silkstone. Adjacent to the site is a former colliery building which has now been converted into a residential dwelling known as Richfield House. The building was recently used as stables, with use of the associated adjacent field for grazing.

The site is allocated as Green Belt within the Local Plan. The site is also set within Flood Zone 3. To the north of the proposed site is a group of trees which are protected by a TPO.

Some works have commenced on site which include clearance works and the formation of the base of the stable block as can be seen on the aerial photographs.

Proposed Development

The applicant is seeking approval for the erection of a single storey stable block. The stables consist of an L-shaped design, with 3 stables, an equipment/storage area, hay store and tack room. The stable block would be constructed of a blockwork base, timber sides and a corrugated sheet roof.

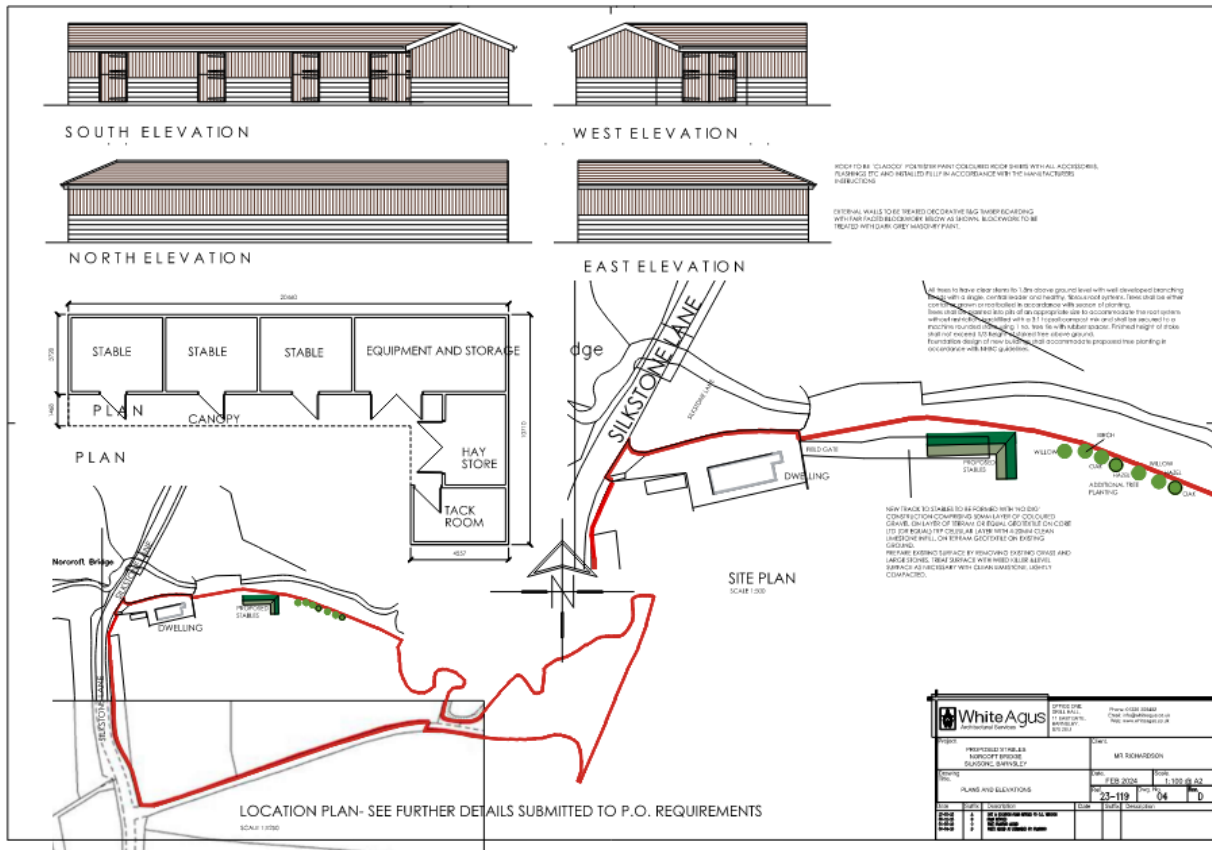
The stables are sited to the east of the applicant's dwelling Richfield House and the redline boundary covers the adjacent field which has been used for the grazing of horses. The site is accessed via a private gated driveway running from Silkstone Lane.

The stable block is to be used for the applicant's own horses and not for commercial purposes.

A revised drawing has been received with the number of stables reduced to three, one for each horse currently owned by the applicant, an equipment store added for general storage for machinery and equipment required for general maintenance and care of the horses and upkeep of the whole site.

The plans have been amended during the course of the application to include:-

- Reduction in the size of the stable block and reduction in number of stables
- Amended plans to provide additional tree planting
- Amendments to the FRA at the request of the Environment Agency



Planning History

| Application Reference | Application description | Status |
|-----------------------|---|--------------------------|
| 2024/0430 | Conversion of former colliery building (currently stables) into a single dwelling with external alterations including erection of porch | Approved with Conditions |

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the 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.

NPPF

The National Planning Policy Framework 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 the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 13 Protecting Green Belt Land

Para 154 of the NPPF 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 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.

Para 155 of the NPPF states:

Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

- a) mineral extraction;
- b) engineering operations;
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;

d) the re-use of buildings provided that the buildings are of permanent and substantial construction;

e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and

f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

Section 14. Meeting the challenge of climate change, flooding and coastal change

Planning and flood risk

Paragraph 170. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

Paragraph 173. A sequential risk-based approach should also be taken to individual applications in areas known to be at risk now or in future from any form of flooding, by following the steps set out below.

Paragraph 174. Within this context the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test.

Paragraph 175 The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).

Paragraph 176 Applications for some minor development and changes of use should also not be subject to the sequential test, nor the exception test set out below, but should still meet the requirements for site-specific flood risk assessments set out in footnote 63.

Local Plan

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the 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.

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The site is allocated as in the Green Belt in the Local Plan where GB1 applies, protecting the Green Belt in accordance with National Planning Policy. The following Local Plan policies would also be of relevance:

Policy D1 High quality design and place making

Policy BIO1 Biodiversity and Geodiversity

Policy T4 New Development and Transport Safety

Policy POLL1 Pollution Control and Protection

SPD's

Supplementary Planning Document – Parking

Supplementary Planning Document - Trees and Hedgerows

Silkstone Neighbourhood Plan

Policy NE1 Protecting and Enhancing Local Landscape Character

Policy NE2 Wildlife

Policy D1 Sustainable Design

Policy D2 Promoting High Quality Design and Responding to Local Character

Consultations

Silkstone Parish Council – The Parish Council would respectfully ask that the Neighbourhood Development Plan for Silkstone Parish forms part of the planning decision.

Council are concerned that the 'stable block' once built will enable the applicant to make a change of use application in subsequent years.

May we respectfully ask if the Planning Authority can impose a restrictive covenant under Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 or any other such restriction on future use of the stables to ensure proper planning to protect the public interest in view of the Neighbourhood Development Plan.

Coal Authority – No objection subject to informative

SYMAS – No objections

Environment Agency – No objection to amended FRA subject to conditions

Yorkshire Water – No comments received

Highways DC – No objection

Pollution Control – No objection

Tree Officer – Landscaping scheme is required

Highways – No objections subject to conditions

PROW - There do not appear to be any Public Rights of Way affected by the proposed development. There is a public bridleway (Silkstone BW 1) to the south of the red line boundary but this is not in the vicinity of the new stable block.

Ward Councillors – No comments received

Representations

There are no adjacent neighbours associated with this application, but a site notice was placed adjacent to the site. The following objections have been received:-

Public comments – 4 objections received which raise the following concerns:-

- The base for the stables has already been constructed
- Concerns regarding the height and size of the stables
- 6 horses is excessive for personal use and the site is not large enough for the number of horses
- Request that the height of the stables is no higher than the conversion to protect remaining the Green Belt views
- Request that a condition that the stables should not be used for any business use due to highway concerns
- The existing stables were converted to residential use
- This new building is also unnecessary as the applicant has placed a large Blue Container in the green belt field that is adequate shelter for 2 horses. In the field opposite, 3 horses have been living without any shelter nor stables for several weeks.
- The construction is a change of use within the Green belt to Business use.
- There will be frequent vet visits, food deliveries and the ongoing need to remove substantial manure from so many horses
- Impact on visual amenity of Green Belt
- Construction of the proposed building would cause further significant harm to the openness and character of the green belt in the Norcroft Bridge area
- A development of this size and nature is likely to lead to an increase in the number and, potentially the size of vehicles requiring access to the site, the entrance to which is in an area of very poor visibility, on a narrow, busy sixty mile per hour B-road
- Flood risk
- Impact on wildlife and trees

Assessment

The main issues for consideration are as follows:

- The acceptability of development
- The impact on the openness of the Green Belt and the character of the area
- The impact on ecology/trees
- The impact on Highway Safety
- The impact on Amenity
- The impact on Drainage/Flood Risk

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited

- Little or no

The acceptability of development

The site is set within the Green Belt as allocated on the adopted Barnsley Local Plan, where inappropriate development is, by definition, harmful and should not be allowed except in very special circumstances. The application proposes the erection of a stable block for the applicant's horses. The applicant lives adjacent to the stable block and the stables would not be used for commercial purposes. The site and adjacent field have been previously used for equestrian purposes. The stable block has been reduced in size to three stables and storage areas and is limited to what is required for the applicant's three horses.

Paragraph 154 of the NPPF lists forms of development that are not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it, which includes point b) - the provision of appropriate facilities, in connection with the existing use of land or a change of use, including buildings, for outdoor sport, outdoor recreation.

The proposal provides shelter and storage of equipment/tack/hay to be used in connection with the applicant's horses. The proposal is therefore acceptable in principle as it provides appropriate facilities for an outdoor sport/recreation use, subject to the material considerations below.

The impact on the openness of the Green Belt and the character of the area

In considering the impact on openness and visual amenity, wooden stable blocks of this design and scale 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) within the Green Belt. The proposed stable block is set well within the site and is well screened by existing vegetation along the boundaries. The proposal would not extend further into open countryside and would not have any significant impact upon the openness of the Green Belt.

The stables have been reduced in size and are constructed of timber with a blockwork base and a corrugated sheet roof, which are acceptable materials, in keeping with the rural area and would not appear to be visually intrusive.

The applicant requires stables of this size to stable their own 3 horses, and adequate storage space is proposed for machinery, tack and hay to be used in connection with the use and to maintain the surrounding land. The proposal is justified as it would provide shelter for the applicant's horses. Additional planting is proposed which will improve tree cover on the site and would provide biodiversity benefits and is detailed below and should be secured by condition.

Based on the above, there would not be a significant impact on openness and visual amenity of the Green Belt and the visual amenity of this site in compliance with the NPPF. As such subject to conditions, the proposed development is in compliance with Local Plan Policy D1: High Quality Design and Place Making and the Silkstone Neighbourhood Plan. The impact upon the character of the area is therefore considered to be moderate.

Impact on Ecology/Trees

To the north of the proposed site is a group of trees which are protected by a TPO. A Tree Report has been submitted with the application as the stable block would be located close to these trees. The Tree Officer has been consulted and commented in regard to historic aerial

photographs of the site and the potential removal of trees at the site prior to the submission of the planning application, however it is difficult to ascertain for certain what works have taken place and how many trees have been affected.

A Tree Survey has been submitted with the application and states that:- 'The significant tree cover within the site consists mainly of a small woodland group (G1) stretching along the northern boundary of the site and continuing off site. G1 is a mixed species group of varying age categories, mostly semi-mature but with the occasional early-mature or mature individuals. Larger, more mature individuals have been picked up and plotted as individual trees where possible. A group of Trees (G1) is protected by a Tree Preservation Order (Ref: 3/A1).' The tree report also states that 'T2, T4, T6 and T7 have all suffered fire damage in their lower crowns, which has reduced their long-term prospects. T2 and T4 particularly have significantly long-term prospects and as such are retention category 'U'. Some trees were found to have defects and require felling regardless of any new development at the site, this includes T2, T4 and T16.'

Given that some trees appear to have been impacted before they could be properly considered as part of this application, then replacement planting will be required. This will need to be carried out as agreed on the submitted amended plan which shows a mix of 7 trees, to provide suitable numbers and species so as to mitigate any trees impacted whilst providing benefit in terms of amenity and biodiversity value.

The applicant has claimed exemption from BNG as the proposal would fall under the de-minimis threshold, however given that some trees may have been impacted as part of the proposal, additional planting is proposed as detailed above, and this will provide benefits in terms of biodiversity.

Subject to suitable protection measures and replacement planting there are no significant objections to this proposed application subject to conditions. There are therefore no objections to the proposal from an arboricultural or biodiversity perspective, in accordance with Local Plan Policy BIO1. The impact upon Biodiversity and Trees is therefore considered to be moderate.

Highway safety

Objections have been raised from local residents with regard to the impact of the proposal upon Highway Safety and with regard to the impact of the proposal upon public footpaths and bridleways, however there are no PROWs within or directly adjacent to the site. The PROW Officer has been consulted and had stated that: 'There do not appear to be any Public Rights of Way affected by the proposed development. There is a public bridleway (Silkstone BW 1) to the south of the red line boundary but this is not in the vicinity of the new stable block.'

The Highways Officer has been consulted and has made the following comments:- 'On the basis that the proposed stable block is for the personal use of the resident(s) of the adjacent dwelling (Richfield House) only and would therefore not result in an intensification of use of the site access, it is not wished to raise an objection on highways grounds.'

The existing access is considered to be suitable and the site has sufficient parking and turning areas for the stable block. The proposal is therefore in compliance with Local Plan Policy T4: New Development and Transport Safety and SPD: Parking and is considered acceptable in terms of highways safety. The impact upon highway safety is therefore considered to be moderate.

Impact on Amenity

There are no adjacent neighbours, with the nearest residential property being over 150m away. As such there should not be any impact upon residential amenity of other dwellings.

Drainage/Flood Risk

The site is set within Flood Zone 3 which is of the highest risk of flooding. However, Para 174 NPPF states that 'applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments.'

As part of the submission the applicant has submitted a site specific Flood Risk Assessment with the application. The report has identified the sources of flooding which could potentially pose a risk to the site and the proposed development. The submitted FRA sets out the mitigation measures which should be incorporated within the proposed development to address and reduce the risk of flooding to within acceptable levels. The report proposes the following mitigation measures:-

- Floor level 87.95m AOD
- Equipment stored above 88.55m AOD.
- Electrical installation above 88.55m AOD

The Environment Agency have been consulted and have no objections to the proposal subject to the following condition being applied to any approval:

The development shall be carried out in accordance with the submitted flood risk assessment "*Flood Risk Assessment, Stable Block, Silkstone Lane, Silkstone, Document Ref: RLC/1819/FRA01, Revision: 5, Dated: 03/02/2026*" and the following mitigation measures it details:

- Ground raising to be no higher than 87.95mAOD.
- Any equipment stored in the stable block to be stored no lower than 0.60m above the floor level and be above 87.95mAOD.
- Water entry strategy to be implemented to allow passive water entry (no human intervention required) into the stable block in time of flood. As stated in section 5.12 of the FRA, "the doors will not be sealed and will allow flood water to enter the building".

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.'

Subject to the above condition, the proposal is therefore considered acceptable and the Flood Risk is considered to be moderate, when measured against Local Plan Policy POLL1 and Section 14 of the NPPF.

Conclusion

The proposed amended stable block would be an acceptable facility for outdoor sport/recreation. The proposal is deemed acceptable in principle and would not have a significant impact upon Biodiversity, Highway Safety, Flood Risk, Amenity or the Openness of the Green Belt. The proposal is therefore, recommended for approval subject to conditions including limiting the use of the stables for personal use.

Recommendation

Approve with conditions

