STATEMENT in SUPPORT of PLANNING APPLICATION for PROPOSED AMERICAN BARN, GARDEN EQUIPMENT GARAGE and STORE at BROOKSIDE, HUNNINGLEY LANE, STAIRFOOT, BARNSLEY S70 3DU

THE SITE

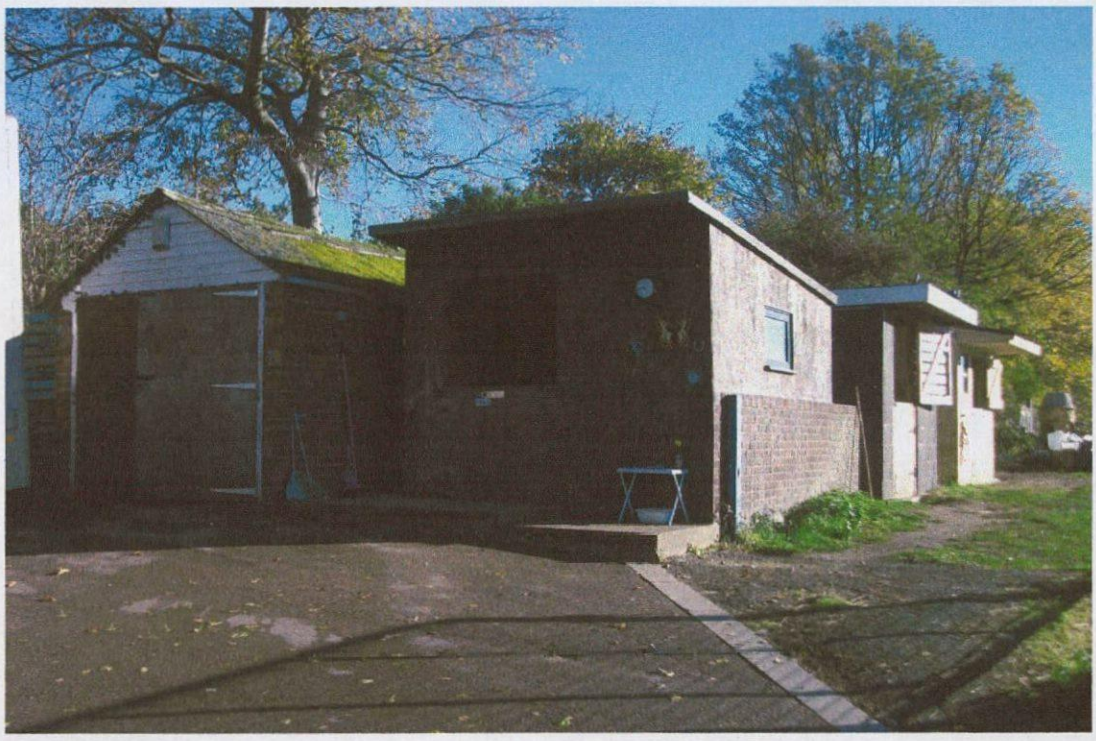
The proposal is located in the village Stairfoot, situated some 3.5 km south east of Barnsley town centre. The site is 1.120 Hectares in area and is designated green belt in the Barnsley Unitary Development Plan, adopted December 2000. The site consists of the domestic curtilage of the existing bungalow which is 0.33 Ha in area and shown edged in red on the location plan, and the adjacent field which is 0.79 Ha in area and edged in blue. A title plan from the Land Registry (Ref: SYK 423827) is attached as confirmation. It can be seen that the proposal is virtually wholly contained within the domestic curtilage area of the site.

The site is bounded to the east by the main Barnsley to Sheffield railway line, to the south by arable farmland, to the north by Ardsley Cemetery and to the west by B6100 Hunningley Lane. The site slopes gently from the east to the west at the location of the proposal but falls away steeply to the south towards Dob Syke ordinary watercourse.

The land is occupied by a number of outbuildings on the northern boundary, a ménage to the east (Approved Planning application No. 2011/1467 on the 20th January, 2012) with access through an existing gated entrance off Hunningley Lane.

THE PROPOSAL

The proposal is to construct an American style barn, complete with wet room, tack room, feed and hay storage together with garage facilities for garden machinery. The owner currently has three horses which are shown at local and national shows. The current buildings are wholly inadequate for the stabling and preparation of horses for show purposes and are to be demolished to facilitate construction of the new building.



Photograph 1 - Buildings to be demolished

The American barn is to be used for the sole personal use of the applicant, with no use as a business or for other persons not belonging to the applicant's family. The purpose for it is to allow a clean, secure modern unit for the stabling of the family horses, to store all tack, feed and hay and to provide a clean, weatherproof and safe area to prepare the animals for shows. The garage is to be used for the applicant's "ride-on" grass mower, quad bike and other large items of equipment relating to the maintenance of the adjacent ménage garden and field.



Photograph 2 - Site of New Building

The construction of the building will allow the applicant to store all equine tack, equipment and feed in the new facility, much of which is currently stored in the bungalow with a resultant reduction in living space. The garage is for the secure storage of expensive garden equipment which is currently vulnerable to theft and damage, which has occurred in the past.

Policy GS8 paragraph (B) of the UDP states that development in green belt is permissible for essential facilities for outdoor sport or outdoor recreation. The applicant is of the opinion that this development falls within this category.

Policy GS8E states that the erection of domestic outbuildings within the curtilage of a dwelling is also permitted, however as planning permission is needed for any such development Policy GS8E will be applied. The extent of this development is considered to preserve the openness of the Green Belt as required by Policy G8E.

Policy GS9 states that development within the green belt should not by reason of its siting, materials or design result in significant harm to the visual amenity of the green belt. It is considered that the location of this development adjacent to a high stone wall and only visible from a single dwelling and the adjacent cemetery is not conspicuous enough to be visually detrimental by reason of its location, siting, scale, design or materials as required by Policy G9.

Policy BA9 of the Barnsley Urban Community Area section of the UDP: paragraph 4.9 states:-

"The primary purpose of Green Belt in this Barnsley Community Area is to prevent the built up areas merging with the surrounding settlements of Royston, Cudworth, Darfield, Wombell, Worsbrough, Dodworth and Higham".

This land is remote from all the boundaries of all these settlements including the nearest one of Worsbrough Dale, and so it does not contribute to separation of any built up areas within these communities or to any adjacent countryside. It is well shielded from the boundaries by the construction close to the boundary walls, shielded by mature trees and hedges and is set back from the existing bungalow "Brookside".

DESIGN

The provision of four stables will allow the rotation of horses during "mucking out" operations, considered to be an essential safety feature as this operation can be carried out in an empty stable.

The building is to consist of a blockwork structure 17 metres long x 7 metres wide which is to be clad with 125 x 19mm pressure treated shiplap boarding as required by the local Planning Officer and is to be roofed with plain grey concrete interlocking tiles. Following discussions with the local Planning Officer, the roof pitch has been fixed at 35 degrees to limit impact on the surrounding environment. Part of the roof area will be used for the storage of animal feed and hay with access from a staircase located within the garage area.

A drainage system is to be installed to cater for the effluent from the wet room and passageway drainage channel will discharge to the recently renovated septic tank serving the bungalow. The channel will have an interceptor to remove solids such as straw. Some rainwater will be collected and stored in rainwater butts which will be reused on site for washing and watering the horses, with an overflow and the remaining area of the roof to soakaway.

The block/tile structure is more robust than a proprietary timber equivalent which is high maintenance option, susceptible to damage by stabled horses and not as secure as timber equivalent.

The only adjacent property is the house located in Ardsley Cemetery. This is well shielded by mature trees and hedges and a 2.600 metre high sandstone retaining wall. Impact of the new development is therefore minimal on the surrounding environment.



Photograph 3 – View of site from adjacent Cemetery

ACCESS

Access to the barn will be through the existing bungalow curtilage, there will be no additional vehicle movements as a result of this proposal.



Photograph 4 –Bungalow from site of new Building

STATEMENT

The development is for the exclusive personal use and exclusive enjoyment of the occupants of Brookside, with no business usage or other horses being stabled or prepared within it.

The applicant is keen to foster a community spirit and regularly invites supervised children from the local primary school. These visits have proved extremely popular with both staff and children and the new facilities would add immeasurable value to their visitor experience.

Manure generated on site is collected and transported by the applicant at his own cost to the local allotment society.

Signed..... Mr Brian Swaine

Date .....