

2022/0372

Mrs K Bradley

Erection of timber stables

Land at Green Bottom Farm, Barnsley Road, Hoylandswaine, Sheffield, S36 7JA

Background

B/93/057/PU - Erection of stables – Approved

B/98/0126/PU - Renewal of planning consent B/93/057/PU Erection of stables – Approved

03/0433 - Renewal of planning consent B/98/0126/PU - Erection of stables – Approved

2019/0401 - Erection of a dwelling with associated landscaping – Refused

Description

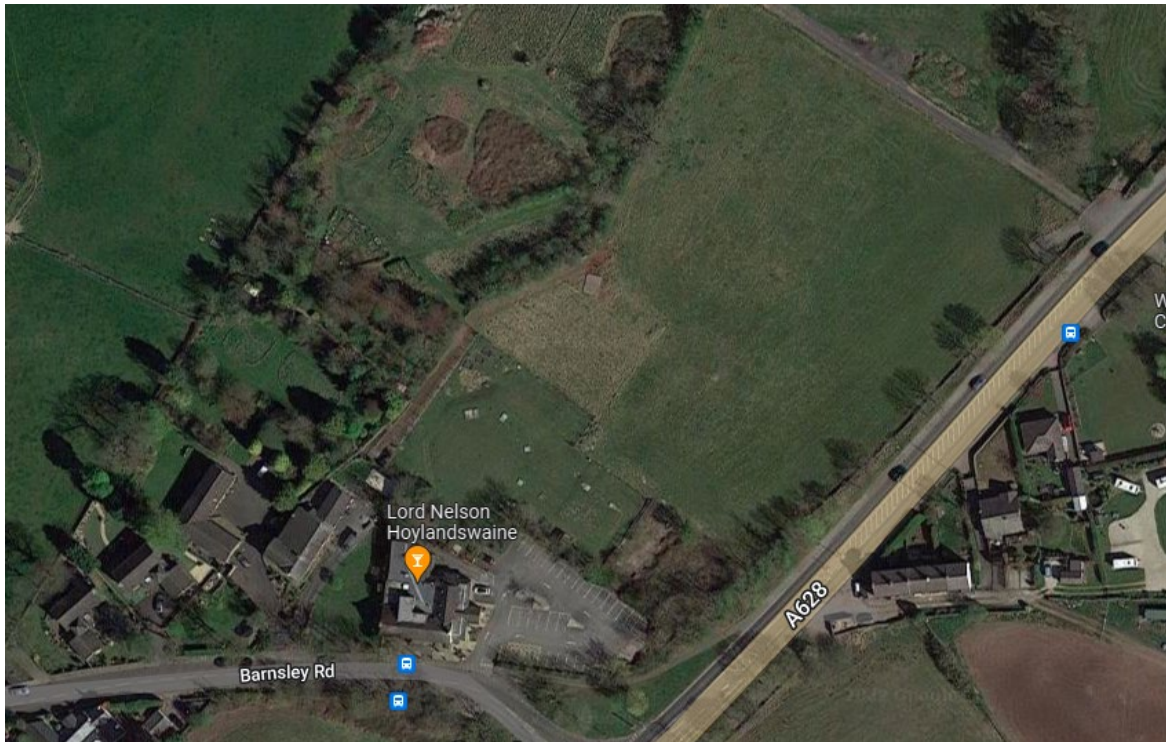
The site is an open field to the north east of Howlandswaine, adjacent to the main A628 Barnsley Road. Ground levels slope from east to west with the field prominently located as you travel toward Hoylandswaine from Barnsley. There is a public house to the north, at the entrance to Hoylandswaine village. To the south there is a row of traditional cottages and two modern detached bungalows. To the north is Mystery Wood Farm.

The field is bound by a hedgerow to the north west and is a number of trees along the road edge with the A628. To the southwest boundary there is a former reservoir which is covered over and fenced off. There is also some fragmented hedgerow planting along this boundary. The north eastern boundary with Mystery Wood Farm is more open with a post and wire fence.

There is an existing field access in the north eastern corner, directly off the A628 with access into this field and the one to the north.







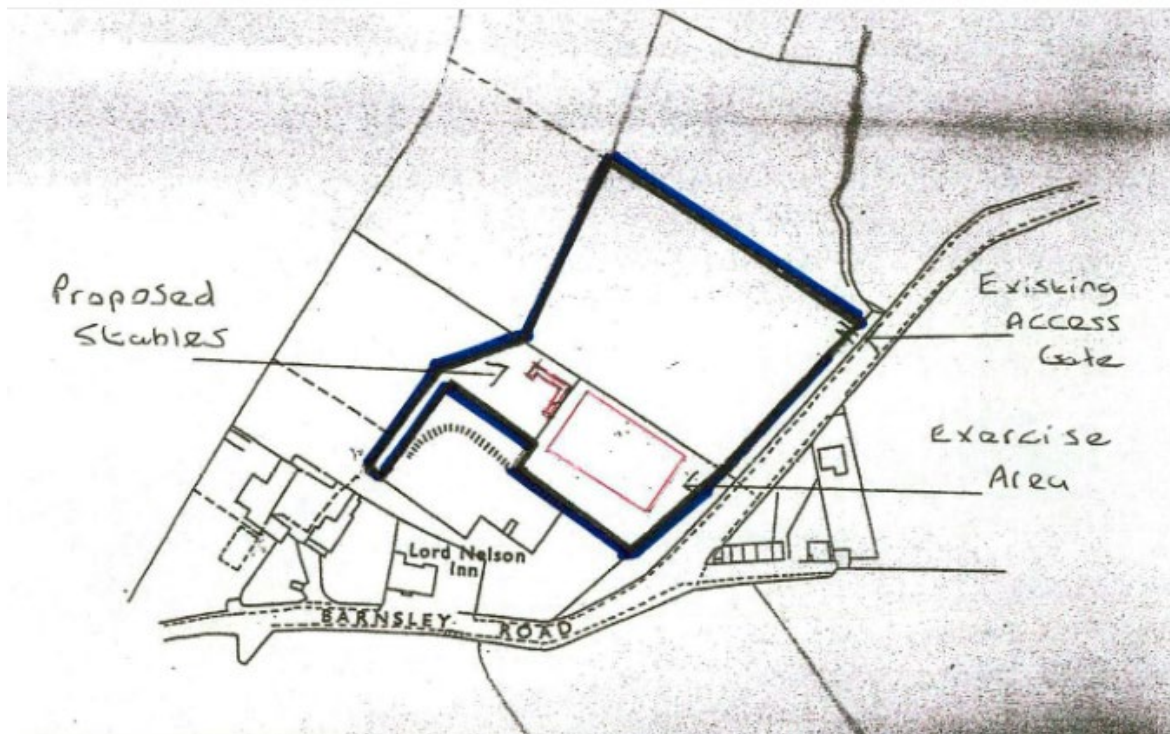
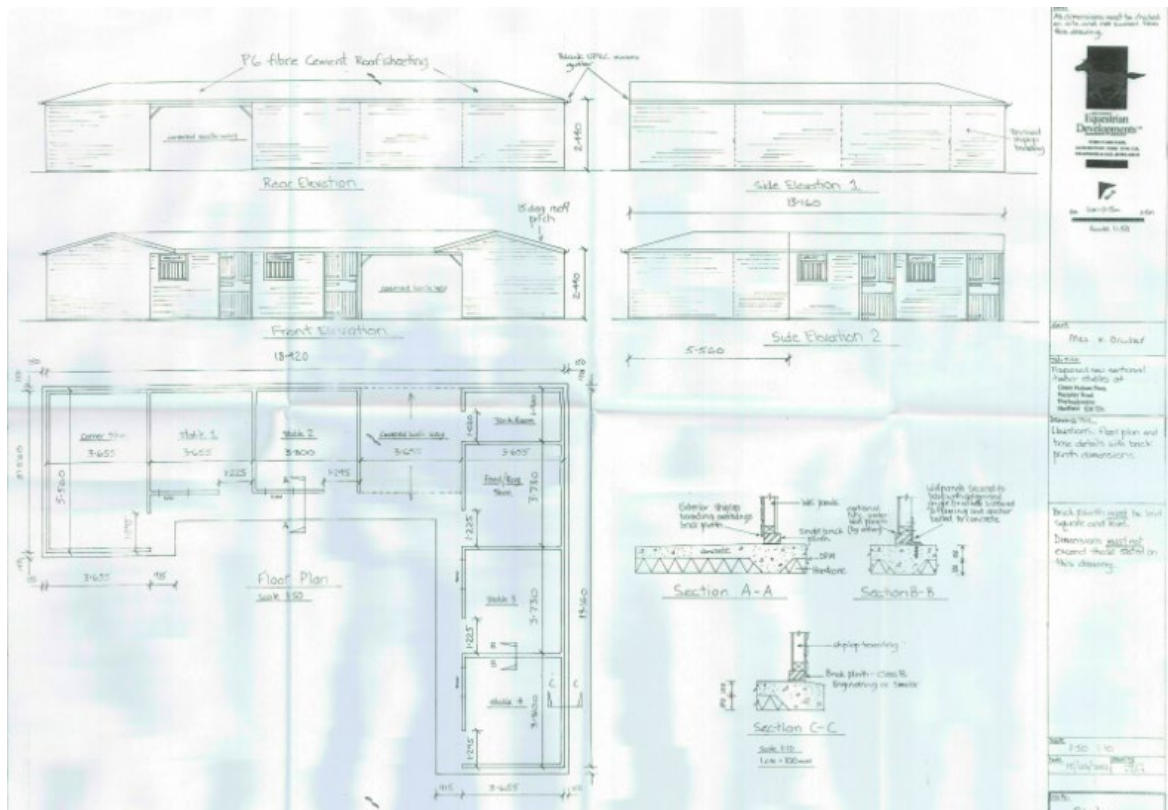
Proposed Development

The proposal involves the erection of an L shaped timber stable block for private use. The stables measure approximately 18.4m in length, 13.6m in width (max) and 2.4m in height to the eaves. The building would provide 4 stables, 2 storage rooms, a tack room and a covered walkway. The stables are located within an area of grazing land which is owned by the applicant and is associated with Green Bottom Farm.

The applicant intends to provide additional planting along the boundary with the A628 to provide further screening, however no landscaping details have been provided. The site is set within the Hoylandswaine Conservation Area, therefore a Heritage Statement has been submitted with the application.

The proposed stables have been designed to be constructed of timber with a fibre cement sheet roof. The applicant has shown an exercise area on the site plan, however the agent has confirmed that there is 'no current intention of laying any form of artificial surface and that the proposed exercise/dressage area would be defined by removeable 'toe boards'. For the avoidance of doubt, no 'post and rail' type fencing will be erected around the proposed dressage area, nor will any form of flood lighting be erected, as originally stated in the Design and Access statement we submitted as part of the planning application.' Planning permission is therefore not required for the exercise area.

The agent has provided the following information in order to justify the requirement for 4 stables:- 'our client currently has 3 horses with which she competes, although one is now 25 years old and will very shortly be retired from competition, but will be retained to live out the rest of its life with the others. Our client is therefore looking for a young horse to 'bring on' (i.e. train for dressage), hence the need for four stables.'



Policy Context

The new Local Plan was adopted at the full Council meeting held on the 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 149 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 D1 High Quality Design and Place Making

Policy GB1 Protection of Green Belt

Policy HE1 – The Historic Environment

Policy HE2 – Heritage Statements and general application procedures

Consultations

Highways – No objections

Parish Council – No comments received

Regulatory Services – No objections

Conservation Officer – No objections

Drainage – No comments received

Ward Members – No comments received

Representations

Neighbour letters have been sent to adjacent properties and a site notice posted. No objections/comments have been received as a result.

Assessment

Principle of development

Timber built stables such as the one 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 and development within the Green Belt.

The site is also set within the Hoylandswaine Conservation Area boundary, therefore the proposal must conserve/enhance the appearance of the Conservation Area in accordance with policy HE1 of the Local Plan.

Visual Amenity/Impact on Conservation Area

The size and design of the stables are considered to be acceptable. The stables are to be constructed from timber with a sheet roof. Whilst the stable block is fairly large in footprint, the number of stables are necessary for the stabling/shelter of the applicant's own horses and the tack/storage rooms will mean that no further buildings should be required for feed etc. The building is a fairly low structure and would be constructed of timber which would reduce its overall prominence. Stables are a feature of the Green Belt, therefore the building would not appear out of keeping within this setting.

The stables would be sited within the south western corner of the field and away from the A628. The stables would be visible from the access point and from the A628 at the north eastern boundary of the field, however the applicant is proposing further planting which would help to screen the building. No details have been provided in terms of the landscaping proposed, therefore this should be conditioned to be submitted upon commencement of the development.

The proposed stables are an acceptable design, sited in an acceptable location and would not cause sufficient detriment to the openness or visual amenity of the Green Belt in compliance with Local Plan policy GB1.

The site is set within the Conservation Area boundary. The Conservation Officer has been consulted and has no objection to the proposal having stated the following:-

'This proposal was the subject of pre-application enquiry. As I advised previously, whilst within the conservation area boundary, I feel the area is relatively divorced from the main public facing area and is a field once closely associated with the former early C20 reservoir. Broadly speaking the plot contributes to the setting of the conservation by way of its openness and the former historic association with the farmstead at Green Bottom Farm. However, the proposed design is clearly of a low key and restrained character. Materials and the overall appearance are functional but recessive and I feel this will not appear out of place in the landscape. I would also note that timber stables of this nature are (whilst technically permanent in the planning sense) are in fact relatively ephemeral in the longer term. Consequently, although there may be some change in views of this field when seen from the A628 I don't believe this proposal will intrude harmfully into the setting or character of the Hoylandswaine Conservation Area.'

The proposal is therefore acceptable when measured against policies D1 and HE1 of the Local Plan.

Residential Amenity

Equestrian uses and activity is often found in the Green Belt and as the stables is for personal use, the proposal would not have a significant impact upon the adjacent residents. Regulatory Services has no objections to the proposal.

Highway Safety

The highways section have no objections to the proposal. The proposals do not result in any alterations to the current access arrangements of the site. The access is gated and the gates are set back 10m from the highway in relation to how a vehicle would pull up to the access. The access position is awkward in terms of the 'left-in' manoeuvre but the problem is not exacerbated by the proposals; the field could be used to house animals as it exists, without the erection of a structure and result in the same, or increased, vehicular movements.

The applicant's property is set adjacent to the site with its own private driveway and the site has its own existing access off the A628 with adequate visibility. The proposal is for a private facility and as such it will not generate any significant increase in traffic or parking to local roads, with little impact on the free and safe flow of traffic and highway safety to roads in the surrounding area.

A condition should be applied in order to prevent a commercial use of the site.

Recommendation

Grant subject to conditions