

**2023/0268**

Mr & Mrs Addy

Change of use from agricultural to equestrian use including installation of riding arena and stables

Burntwood Hall Farm, Moor Lane, Brierley, Barnsley, S72 9HB

### **Background**

No planning history

### **Description**

The site is part of Burntwood Hall Farm and has been used as predominantly arable land with associated grassland field margins and hedgerows. Woodland is situated to the northwest and southwest and the trees to the north are protected by an Area TPO.

The applicant's reside at Burntwood Hall Farm and the proposed equestrian use and stables/arena will be used for personal use for the applicant's own horses.



### **Proposed Development**

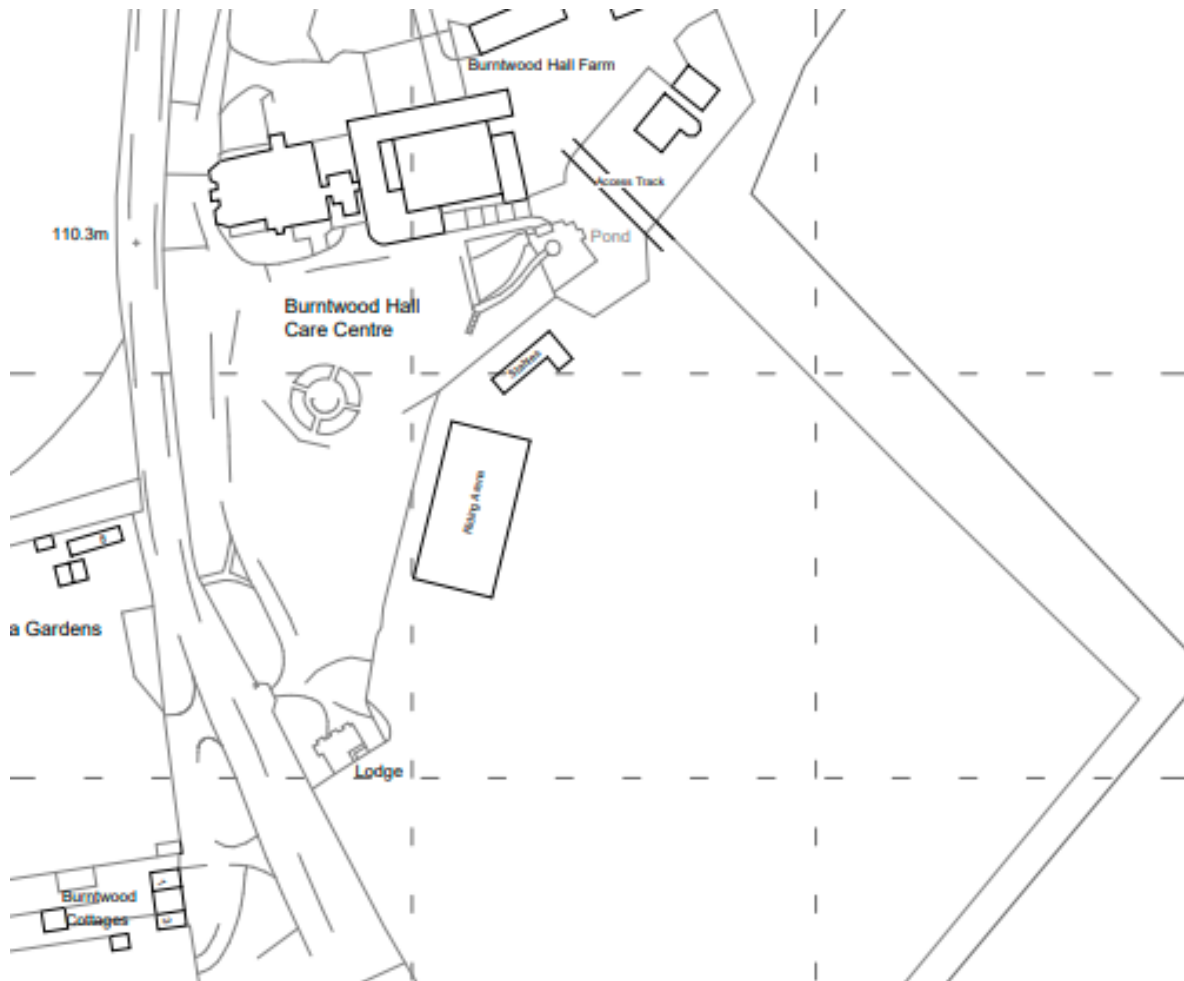
The proposal involves the change of use of the land at Burntwood Hall Farm from agricultural to equestrian use, including installation of riding arena and stables (private use only)

The proposals include a timber built stable block, with a height of 4.1m and an eaves height of 2.1m, consisting of 6 stables and a 40 metre by 20 metre equestrian training arena with a wooden fence enclosure.

The works are to create a private equestrian facility for the applicants for keeping and training of their horses, with a maximum of 6 horses at any one time. The stables will be constructed of timber and the surfacing to be used for the arena will be a soft top surfacing, followed by a sand course, membrane and drainable sub base, the enclosure will be a wooden fence structure. No trees or hedgerows are to be removed as part of the proposal. The site would be accessed via the existing access for Burntwood Hall Farm and ample parking and turning facilities exist on site. No new accesses are proposed.

The applicant has provided an Arboricultural Impact Assessment and a Preliminary Ecological Appraisal in support of the application.





Front Elevation



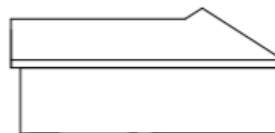
Side Elevation



Rear Elevation



Side Elevation



Riding Arena Fence Elevation @ 1:50



Burntwood Hall Farm  
 Common Road  
 Drifley  
 Barnsley  
 S12 9RB

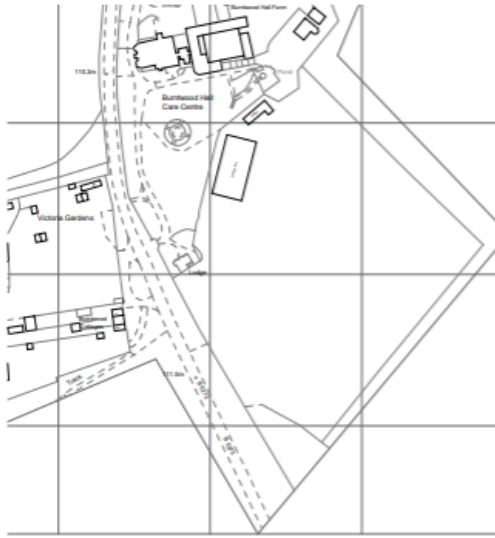
Proposed Elevations

1:100 1:50 @ A3 DWG-001 A

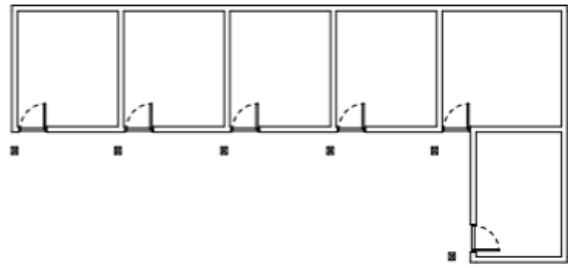


**RBA PLANNING &**  
 Architectural Design

Site Plan @ 1:2000



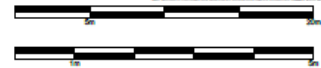
Stables Floor Plan @ 1:100



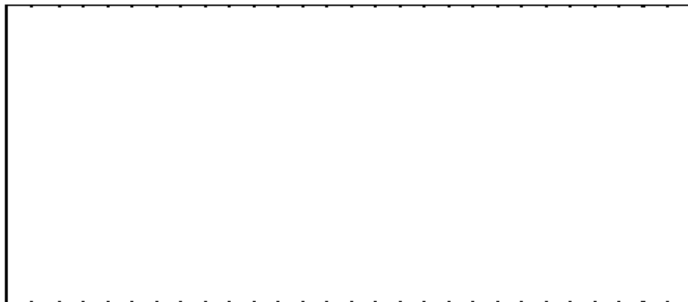
Burnwood Hall Farm  
 Common Road  
 Brisley  
 Bromley  
 SE22 9HS

Site Plan & Floor Plan

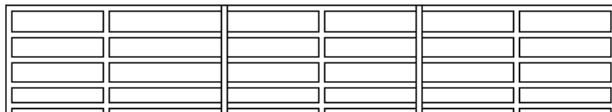
1:2000 @ AD 01/11/2020



Floor Plan @ 1:200



Arena Fencing Section @ 1:50



Burnwood Hall Farm  
 Common Road  
 Brisley  
 Bromley  
 SE22 9HS

Arena Layout & Sections

1:2000 @ AD 01/11/2020



Construction Section @ 1:50



## Policy Context

### Local Plan

The site is allocated as Green Belt within the adopted 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.

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.

The site is allocated as Green Belt within the adopted Local Plan and the following Local plan policies are of relevance:-

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 POLL1 Pollution Control and protection

### 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

Paragraph 154 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.

## **Consultations**

Great Houghton Parish Council – No objections

Highways – Clarification required for parking and access – additional red line plan provided

Pollution Control – No objections

Ecology – No objections subject to condition

Tree Officer - No objections subject to condition

## **Representations**

None received

## **Assessment**

### Principle of development

Timber built stables and horse riding arenas 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 and development within the Green Belt.

Para 154 of the NPPF also allows the erection of buildings within the Green Belt for the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport. The proposed stables and arena are considered an appropriate and essential facility for the applicant's own horses who will be stabled on the land. The applicant also lives close to the site therefore the proposal is justified and is acceptable in principle. Para 154 of the NPPF states that these buildings are appropriate "as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it; "

In terms of the impact on the openness, the stables have been set well into the site and are not overly visible from surrounding areas. They would be set against the backdrop of existing

trees and the much larger buildings associated with Burntwood Hall which provides a built up backdrop to the stables. As such the stables would not be considered as a prominent or a prominent or dominant structure in the local landscape and would therefore not have a detrimental impact on the openness of the Green Belt. They would also not be considered to be contrary to the five purposes of the Green Belt.

The associated arena would not be classed as a building but could come under the category of "material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds) " under paragraph 155 of the NPPF. Again there is the need to consider openness and the purposes of the Green Belt. In this case the most visible aspect is the fencing enclosing the arena which would be wooden timber fencing typical of the green belt surroundings so it would not look out of place or character with its surroundings. The arena is 40m by 20m which is of a standard size for a riding arena. Given the discreet location of the arena, screened by existing woodland, it would therefore they would not cause any significant detriment to the openness or visual amenity of the Green Belt or the purposes of the Green Belt. The proposal is considered acceptable in terms of Local Plan policy GB1 and the NPPF.

### Visual Amenity

The size and design of the stable building on the site are considered to be acceptable and are constructed from timber with a sheet roof. The stables are necessary in size for the stabling/shelter of the applicant's own horses (a maximum of 6 at any one time). The stables are also a similar size and design to other stables commonly found in the Green Belt.

The associated arena is set on an area of the paddock where the land is fairly level, therefore there would be minimal cut and fill required. The arena is 40m by 20m which is of a standard size for a riding arena and the fencing around it would not be out of character with the rural surroundings. The visual impact is therefore considered acceptable.

### Residential Amenity

The Pollution Control Officer has been consulted and has 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, therefore there are no conditions/objections recommended.

Equestrian uses and activity are often found in the Green Belt and as the stables and riding arena is for personal use only for the applicant and their own horses, the proposal is considered to be acceptable and the proposal would not have a significant impact upon the amenity of the surrounding residents.

A condition should be applied to any approval to ensure that the horse riding arena and stables 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. Given the above, the proposal is therefore acceptable when measured against Local Plan policy POLL1 Pollution Control and protection.

### Highway Safety

Additional vehicle movements generated by the private use of the site would be unlikely to impact on highway safety or the local highway network, however, the private use should be conditioned for retention, as changing the use of the proposed equestrian training facility to a livery service or to a business use for training horses, would involve additional vehicle

movements. The existing access is acceptable and there is ample parking and turning facilities on site.

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 in accordance with policy T4 of the Local Plan.

### Biodiversity

A Preliminary Ecological Appraisal has been submitted with the application. The Ecology Officer has been consulted and has no objection to the proposal subject to the following condition:-

The development shall be completed in line with the evaluation/recommendations sections within in the Preliminary Ecological Appraisal Report (230512 / Rev 1.), specifically the planting of trees and the installation of bat and bird boxes. All the recommendations shall be implemented in full according to the timescales laid out, unless otherwise agreed in writing by the Local Planning Authority, and thereafter permanently maintained for the stated purposes of biodiversity conservation.

The proposal is therefore acceptable when measured against policy BIO1 of the Local Plan.

### Impact on Trees

Woodland is situated to the northwest and southwest of the site and the trees to the north are protected by an Area TPO, however no tree, tree groups or hedges will require removal to facilitate the development, with all trees at the site able to be retained as part of the development.

The Tree Root Protection Area (RPA) has been used as a layout design tool, to inform on the area around a tree where the protection of the roots and soil structure is treated as a priority. The AIA states that no significant indirect impacts have been identified to the retained trees at the site and the Tree Officer has no objection to the proposal subject to the submission of Tree Protection Details prior to commencement, which has been agreed by the applicant. The proposal is considered to be acceptable in accordance with policy BIO1.

### **Recommendation**

**Grant** subject to conditions