

PLANNING STATEMENT

RETROSPECTIVE APPLICATION FOR FIELD SHELTERS/STABLES AT EDDERTHORPE LANE, DARFIELD, BARNSELY

This is a planning application for the retention of 8 field shelters/stables at Edderthorpe Lane, Darfield.

The application site is allocated as Green Belt and lies to the west of Edderthorpe Lane and is accessed via and adjacent to Priest Croft Lane. The closest residential properties are on Edderthorpe Lane at Middle Farm and an adjacent bungalow property. The application site consists of a large field which has historically been used for grazing of animals and has more recently been divided by electrical tape fencing to provide paddocks for the grazing of horses and ponies. Each paddock has an associated field shelter/stable and store.

In total the application site consists of 8 field shelters which are positioned around the periphery of the site adjacent to existing hedges/boundary. The positioning of the buildings aims to minimise their impact due to the existing screening of hedgerows around the site.

The proposed stables are constructed predominantly from timber and profiled cladding with the exception of one store which is located at Position E and comprises of a converted lorry trailer which is used for secure storage on the site. This building is sited close to the existing boundary with Priest Croft Lane. All of the buildings are single storeys in height and have a height of approximately 2 metres.

There is also a further, large stable block within a small yard which is used for the housing of horses/ponies during bad weather when the fields are unsuitable for grazing. However, this building has been in existence for a number of years and does not form a part of this application.

As mentioned the site lies within the Green Belt and the NPPF at paragraph 89 states that:

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

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- 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;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or

- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings) which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development."

The proposal seeks permission for the retention of the field shelters/stables within the site. The horses grazing on the site are divided into individual paddocks to restrict grazing and to ensure the security and health of the horses/ponies, each one is provided with a shelter/stable and a store to enable feed/hay to be stored in a dry area. All of the horses grazing on the site are ridden regularly and the provision of field shelter/stable are essential for their upkeep and well being.

The stables are clearly appropriate in terms of their scale and the provision of 8 field shelters for the size of the field is considered to be appropriate for the number of horses grazed on the site. The applicant is an experienced horseman and is knowledgeable in terms of the number of animals that can be grazed on the site, the provision of accommodation is consistent with the recommended number of horses and the BHS grazing/paddock sizes.

It is widely accepted that equestrian activities and the keeping of horses/ponies is a recreational activity and that the provision of stables to enable the horses/ponies represents appropriate development in the green belt as set out in the NPPF.

The principle of the development is therefore considered to be acceptable. Furthermore, the stables/field shelters, whilst being built for purposes are constructed to a high standard, are located close the boundaries of the site in order to minimise their visual impact and are constructed of high quality materials. Therefore in terms of visual impact the proposed stables are not considered to have a negative impact on the openness of the Green Belt or the visual amenity of the surrounding locality.

The closest residential properties are on Edderthorpe Lane and have rear garden areas bounding onto the field. The provision of stables within the site will not have an impact on the amenity of residents and the grazing of horses/ponies and the associated activities is a quiet recreational activity where no loss of amenity would be envisaged.