

Design and Access statement in connection with the erection of a new stable and related storage facility on land to the rear of Briercliffe House, Cliff Lane, Brierley, S72 9HR.

Background history:

The applicant and her husband purchased Briercliffe house in 2000, along with various other outbuildings, which included a former butchers shop and former pigsties, which over twenty years previously had been converted to form DIY livery stables. Indeed, the author spent many hours, and much money, stabling his own family's ponies at this establishment! The butchers shop was located to the front off the main house, immediately off Cliff Lane, and comprised of several interlinked buildings. The converted pigsties lay to the rear of the existing house, on land designated on the UDP as housing land, adjacent to the application site. Being conversions, these stables were, by today's standards for stabling, rather minimal, and were removed together with the various outbuildings at the time of the existing house being extended. Subsequently, a triple garage to the front of the main dwelling has been constructed after the receipt of planning permission, etc., and detailed planning permission has been granted for the erection of three detached dwellings on the site of the former stabling. It is anticipated that this scheme will shortly commence. Meanwhile, the applicant, and her two sons, have developed an interest in riding and the application site, together with the adjacent paddock to the south have returned to the previous use of grazing. This area slopes steeply from east to west with views over the Barnsley basin to the Pennine ridge towards Holme Moss. It is a very exposed site particularly in a winter such has just passed. The conditions experienced last winter, and the fact that, in the adjacent paddock to the north, approval for a similar building to that proposed has recently been granted has prompted this application.

Surrounding uses:

Each side of the application site are paddocks used for grazing which slope as the application site down to housing on the western boundary about Regina Crescent. To the north a newly erected stable abuts the site boundary. As can be seen on drawing no. Aw/ST/2, the size of this building is larger than that proposed and stands in a much more elevated position, within the Green Belt, than that proposed by this application, with a higher ridge line which can be seen from the near-by By-pass around Shafton to the west. Beyond this, additional pony shelters have been erected using profiled metal sheeting adjacent to the gardens of the dwellings fronting Barnsley Road. Beyond the paddock to the south, lies the unmade length of Cliff Lane, with open farmland adjacent To the east of the site in an elevated position is the residential development site and higher still, the applicants home with other dwellings adjacent.

The Site:

Historically, for over 30 years, the site has been used for the grazing of ponies and horses, as have the adjacent paddocks each side, probably due to the difficulty of farming on the steep slope and the small size of the fields which were in the care of different tenants / owners. Although in Green Belt, being surrounded on three sides by residential development, with the fourth boundary being clearly defined by the unmade section of

Cliff Lane, this area is a small enclave within the overall village cluster. As such, being well screened generally from any roads, its position probably lends itself to the provision of stabling with little impact upon the openness of the adjacent Green Belt, apart from the stabling recently approved.

Design: Use, Amount, Scale, Landscaping:

The application is for 4 no. stables, each 3.6 m square, to house 4 ponies, within a single building, providing related storage for tack, feed and general associated equipment for maintenance of the site and transportation. In addition a toilet facility is proposed. It is proposed that this building will be located at the bottom of the paddock, as shown on drawing no. AW/ST/2, within an existing area with well established screening, by trees and hedging on three sides, but close to existing dwellings and a commercial workshop forming an overall cluster of buildings at the edge of the Green Belt. In this position, the proposed stabling is close to an existing site access, shown on drawing no. AW/ST/2, to which the applicant has a right of way from Barnsley Road. The height of the proposed eaves is the generally accepted height of 3 metres for stabling. The use of Kingspan profiled roofing sheets has been selected to provide a reduced ridge height. As outlined above the existing natural screening of trees and hedges is well established and is to be retained around the proposed building.

Access route:

Immediate access to the stabling from the applicant's home will be provided by a field gate provided during the redevelopment of the adjacent housing site and screen planting, in addition to the adjacent access point mentioned in the previous paragraph.

Access to local services: Not applicable.

Special designation:

The site, besides being in the Green Belt, has no other special designation.

Social and economic context:

Being a domestic stable, for family use, it is considered that the proposals will have a neutral impact upon the social and economic context of the area.

Overlooking/ overshadowing:

Due to the extensive screening along the western boundary and the distance it is proposed to site the building away from this boundary, which is the one closest to near-by dwellings, there will no overshadowing of these properties by the proposals. There are no windows within the building apart from translucent roofing sheets; there will, therefore, be no overlooking problems.

Planning Policies:

National policies: Central government relating to horse stables in the countryside is given in Planning Policy Statement 7 (PPS 7), which relates chiefly to stabling as an alternative

means of rural income. In this case the use is purely domestic. The Regional policies appear to echo this alternative option for rural activities as outlined in the Spatial Strategy for Yorkshire and The Humber. PPS 7 does recognise that the countryside around urban areas should, although it is designated Green Belt, facilitate recreational pursuits; in such an exposed position as is this site, the erection of this stable, will indeed aid this pursuit. See para. 26, PPS 7. Barnsley's LDF is currently under review, so one can only speculate upon the position that will evolve. All mention of area to accommodate the keeping of horses, makes no mention of ponies, the nature of the grassland, supplementary feeding, methods of exercising, pasture management policies, etc. General policies seem to indicate that to keep one horse requires one acre of land, full stop! This is an over simplification in so far as left to their own devices, horses, and more especially ponies as in this case, will sometimes suffer through overgrazing, lack of exercise. When looking after such animals, stabling, to prevent overgrazing and subsequent laminatus, is sometimes necessary for their well-being. Again pasture maintenance and the regular removal of droppings is often necessary. It is for these reasons, besides winter shelter, that this facility is required. The applicant has the equivalent of 3 acres of immediate grazing available, which with proper management, she considers adequate to accommodate 4 ponies; In addition, access near-by to 40 acres of woodland will provide more than adequate exercise space.

Whilst accepting that in Green Belt situations, there is a presumption against the erection of new buildings, other than for designated purposes, except in special circumstances, the applicant considers that, by granting permission for the approval of the larger adjacent stabling block on land adjacent to the site, in an elevated position, which is in view of a major highway, her application is now in that category.

Consultation:

In view that the afore-mentioned building was approved and erected without her being consulted, in such an open position, the applicant considers that given the size, position and screening that her application provides, no further consultation is required, since it will have little impact upon the local community.

Materials:

Kingspan profiled sheeting to roof and upper walls above facing brick plinth walls.
Powder-coated metal roller shutters and external doors.