townsendplanning
consultants

Our Ref: PT0 AP083-14

15th August 2014

Barnsley MBC.,
Planning Services,
PO Box 604,
Barnsley,
S70 9FE.

Dear Sir / Madam,

RE: DETAILED PLANNING APPLICATION FOR CONSTRUCTION OF A MÉNAGE IN ASSOCIATION WITH EXISTING STABLES (PRIVATE USE) – CAT HILL HALL, CAT HILL, HOYLANDSWAINE, SHEFFIELD – MR W BUCK

Please find attached the above mentioned application which has Planning Portal reference 03564656. I confirm a cheque for the requisite planning fee has been forwarded in the post.

The application is submitted in full with all details for determination at this stage.

The application is supported by the following information:-

(i) Full plans and Details- Stamford Geomatics;
(ii) Planning Support Statement- Townsend Planning Consultants;
(iii) Design and Access Statement- Townsend Planning Consultants; and
(iv) Statement of Significance- Townsend Planning Consultants.

In support of the application and to provide the Council with a summary of the background information, I would comment as follows:-

Continued…

(i) The subject proposal of this planning application is for the construction of a ménage for use associated with the existing stables, for private use.

(ii) The subject property Cat Hill Hall is Grade II* Listed and falls wholly within the Green Belt and an Area of Borough Landscape Value.

(iii) The stables which established the equestrian use of the site was granted planning permission by the Council in 1988 (LPA Ref: 88/0062/LB).

(iv) It will be noted that a characteristic of this area is the predominance of equestrian use. The proposal will not, therefore, be out of place or out of keeping with the character of the Countryside in this area.

(v) This proposal for a small scale outdoor recreation facility does not constitute "inappropriate development" and, as such, no very special circumstances need to be provided to justify the development (see submitted Planning Statement).

(vi) The location of the proposed ménage has been carefully considered and is physically and visually separate from Cat Hill Hall. The subject area of land benefits from being physically separate, being both on higher land and benefits from existing mature vegetation which screens the site. The siting is well screened from both the Listed Building and the wider landscape around. Therefore, development of this site will be wholly unobtrusive and will not give rise to issues of harm to the Listed Building, Green Belt or Area of Borough Landscape Value.

(vii) It will be noted that prior to the submission of the application the matter has been briefly discussed with the Council's Planning Officer Mr Matthew Smith.

(viii) It is considered by reference to Section 38(6) that as the proposal conforms with the development plan, the applicant is entitled to anticipate the presumption inherent therein to be weighed in his favour. The detailed submission clearly demonstrates that there no issues of harm are raised and, in the absence of harm, it is anticipated that planning permission should be forthcoming.

The applicant remains willing to discuss all aspects of the proposal. Should you have any questions or wish to discuss the matter in more detail, please do not hesitate to contact me. In any event, I would be grateful if you would contact me prior to drafting up your recommendation for determination.

Yours faithfully,

Michael Townsend BA (Hons) MRTPI
Chartered Town Planner

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