
2023/0644

Mr and Mrs G Pearson

Change of use of land to equestrian use and erection of stables and field shelter

Land off Horn Lane and Annat Royd Lane, Ingbirchworth, Sheffield, S36 7GG

Site Location and Description

The application relates to a field located within the rural part of the borough, approximately 1km south of the village of Ingbirchworth. The field and the surrounding area fall to the north, towards the village and Ingbirchworth Reservoir. The surrounding area is predominantly agricultural in nature interspersed with equestrian uses.

The application relates to the north-eastern corner of the field, at the junction of Horn Lane and Annat Royd Lane, and is bounded along the northern and eastern boundaries with mature trees which provide screening of the field from the highway beyond. Access to the field is taken via an existing access from Annat Royd Lane.

Proposed Development

The applicant seeks permission for the change of use of land to equestrian use and the erection of a stable block comprising of 2no stables, a hay store and field shelter. The stable block is to be located on an 'L' shaped concrete pad with the maximum dimensions of 12.9m by 9.7m and an overall height of 2.9m. The building is to be timber framed and clad externally in olive green powder coated metal profiled sheeting, with profiled sheeting roof.

Policy Context

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.

Local Plan

The site is allocated as Green Belt within the Adopted Local Plan, and therefore the following policies are relevant:

Policy GB1 Protection of Green Belt
Policy GB3 Changes of use in the Green Belt
Policy GD1 General Development

Policy D1 High Quality Design and Place Making
Policy BIO1 Biodiversity and Geodiversity
Policy T4 New Development and Transport Safety
Policy POLL1 Pollution Control and Protection
Policy SD1 Presumption in favour of Sustainable Development

National Planning Policy Framework (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.

Chapter 13 Protecting Green Belt Land

Paragraph 147 states that, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 148 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. "Very special circumstances" will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 149 states that a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt however there are exceptions to this, which amongst others include:

b) the provision of appropriate facilities (in connection with the existing use of the 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;

Paragraph 150 states that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it, which amongst other include:

e) material changes in the use of land (such as changed of use for outdoor sport or recreation, or for cemeteries and burial grounds).

Consultations

Drainage – No objections – happy for details to be checked by Building Control.
Highways DC – No objections.
Forestry Officer – No objections.
Pollution Control – No objections received.
Town Council – No objections received.
Parish Council – No objections received.
Ward Councillors – No objections received.

Representations

The application was advertised by way of a site notice; no representations have been received.

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.

Paragraph 149 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 applicant also lives close to the site and therefore the proposed stables area is considered appropriate development in the Green Belt and is acceptable in principle.

Impact on the Green Belt

The size, design and location of the stable block are considered to be acceptable and have been limited to what is necessary for the stabling/shelter of the applicant's horses. Whilst the stable block is fairly large in footprint, the number of stables and the field shelter are necessary for the stabling/shelter of the applicant's own horses and the inclusion of the hay store will mean that no further buildings should be required for feed etc.

The block has a low ridge height of 2.9m and is to be clad in profiled metal sheeting; which is not normally acceptable, however it is to be painted in an olive green and given the blocks location in relation to the surrounding trees, being either screened or viewed again the backdrop of these trees, it is not considered that it would have a detrimental impact on the openness and character of the Green Belt.

The change of use of the land and the erection of the stable block, which are a feature of the Green Belt would not cause any significant detriment to the openness or visual amenity of it and as such the proposal is considered acceptable in terms of Local Plan Policies GB1 and D1.

Residential Amenity

The stables are located in a rural area with no residential properties in the immediate vicinity, and as such no impact on residential amenity is considered to occur from the proposals; nevertheless, a condition will be applied to ensure that the stables remain for a personal use. As such the proposed development is considered in compliance with Local Plan Policies POLL1 Pollution Control and Protection and GD1 General Development and is acceptable.

Other Issues

The stable is located within close proximity to the boundary trees; an Arboricultural Impact Assessment has been submitted and it is noted that the stables are located outside the rooting areas of the retained trees with tree protection fencing to be installed. The documents specify that 1 no tree is to be removed and 1 no tree pruned as part of the development. The Forestry Officer has been consulted and raised no objection to the proposal subject to the Arboricultural Impact Assessment being conditioned.

Highways Considerations

Highways have been consulted on the application and raised no objections given that the stables are for personal use of the applicant and as such the number of vehicle movements generated by the proposals would be negligible. The proposals are therefore considered to have minimal highway implications and as such the proposals would not adversely impact upon the highway and are acceptable from a highway's perspective and in compliance with Local Plan Policy T4.

Recommendation

Approve with Conditions