

PROPOSED STABLES AT NORCFOFT BRIDGE SILKSTONE LANE, SILKSTONE, BARNESLEY

The site is an area of grassland, stable and former colliery buildings to the west of Silkstone Lane, Norcroft Bridge, Silkstone.

An application for the proposals ref 2024/0231 was made last year but was not validated.

This was because a Tree Report was not submitted. As a tree survey is included with this application it is anticipated that no additional information will be required before the application is validated. See letter to White Agus from BMBC dated 24th April 2024.

The land was formerly a colliery which was closed many years ago and many of the ancillary buildings were demolished. The remaining buildings are shown on the submitted drawings.

The land and buildings have a Rural Payment Agency Certificate:

Business identity m2000895609, CRN 106235520 N Grid 29050520

An existing, former colliery building and stable is currently being converted into a dwelling (Feb 2025)

The site is accessed directly from Silkstone Lane and this will be retained.

The ground is relatively flat with little to no excavation or infilling required to accommodate the proposed development.

The site of the proposed building is a well-used area by horses and livestock and is generally free of vegetation.

The land is currently fenced and there are no proposals to reinforce or alter the boundary treatments.



VIEW WITH SITE IN FOREGROUND LOOKING WEST TOWARDS EXISTING STABLES (works to convert to dwelling in progress).

Proposed Development

The proposal involves the erection of an L shaped timber stable block.

The building would provide 6 stables, a storage room, a tack room and a covered walkway. The stables are located within an area of grazing land.

The proposed stables have been designed to be constructed of timber and blockwork under a fibre cement sheet roof.

There is no intention of laying any form of artificial surface and that the proposed exercise/dressage, grazing area will be the site areas as shown (excluding the access and dwelling curtilage).

Policy Context

The new Local Plan was adopted at the full Council meeting held on the 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011). The site is set within the Green Belt as shown on the Proposals Map of the Adopted Local Plan NPPF In respect of this application, relevant policies include:

Section 13. Protecting Green Belt Land Paragraph 149 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.

Adopted Local Plan 2019 Policy GD1 General Development Policy T4 New Development and Transport Safety Policy D1 High Quality Design and Place Making Policy GB1 Protection of Green Belt Policy HE1 – The Historic Environment Policy HE2 – Heritage Statements and general application procedures

Assessment

Principle of development

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.

Impact on Green Belt

The size and design of the stables are acceptable. The stables are to be constructed from timber/blockwork with a sheeted roof. Whilst the stable block is fairly large in footprint, the number of stables is necessary for the stabling/shelter of the applicant's own horses and the tack/storage rooms will mean that no further buildings should be required for feed etc.

The building is a relatively low structure and would be constructed of timber which would reduce its overall prominence. Stables are of agricultural style which are a common feature of the Green Belt, therefore the building would not appear out of keeping within this setting.

The stables would be sited to the east of the existing buildings and away from Silkstone Lane.

There are no planting proposals.

The proposed stables are an acceptable design, sited in an acceptable location and would not cause sufficient detriment to the openness or visual amenity of the Green Belt in compliance with Local Plan policy GB1.

The design is clearly of a low key and restrained character. Materials and the overall appearance are functional but recessive and will not appear out of place in the landscape.

Timber stables of this nature are (whilst technically permanent in the planning sense) are in fact relatively ephemeral in the longer term. Consequently, although there may be some change in views of this field when seen from Silkstone Lane the proposal will not intrude harmfully into the setting or character of the area.' The proposal is therefore acceptable when measured against policies D1 and HE1 of the Local Plan.

Residential Amenity

Equestrian uses and activity is often found in the Green Belt and as the stables are for personal use, the proposal would not have a significant impact upon the nearby residents.

The proposals do not result in any alterations to the current access arrangements of the site. The access is gated, and the gates are set back at least 10m from the highway in relation to how a vehicle would pull up to the access. The field could be used to house animals as it exists, without the erection of a structure and result in the same, or increased, vehicular movements.

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.