

2021/1672

Miss R Askham

Proposed stables, tack and storage building, foaling box, creation of outdoor arena, and part change of use of land to equestrian use (Part Retrospective)

Land off Cote Lane, Thurgoland, Sheffield

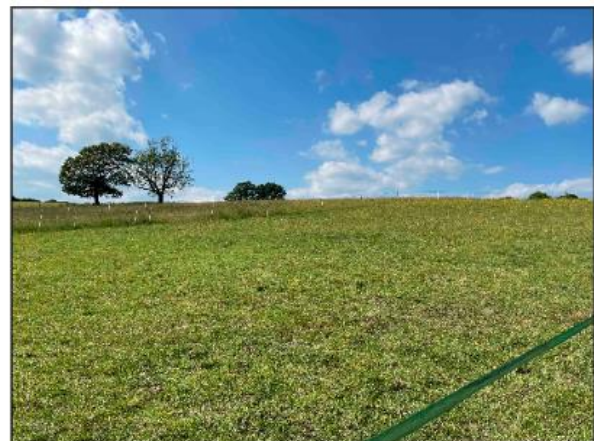
Background

No planning history

Description

The site is set to the west of Cote Lane, Thurgoland and consists of approximately 10 acres of land which is currently being used as grazing paddocks and contains a stable block. The site is owned by the applicant and is set close to the applicant's dwelling Tapiola which is set to the east of Cote Lane. To the east of the site are three neighbouring dwellings known as Green Bank, The Spinney and the Forge. There are also dwellings to the north of the site off Churchfields.

The supporting statement with the application indicates that the applicant purchased the site in December 2020 and the site has been previously used for the grazing of horses. The previous stable block on site was replaced by the stable block which can be seen on the site. The site is accessed via a private track off Cote Lane.





Proposed Development

The proposal involves the erection of proposed stables (retrospective), tack and storage building, foaling box, creation of outdoor arena, and part change of use of land to equestrian use (retrospective). The works are to create a private equestrian facility for the applicant for keeping and training her horses.

The proposed outdoor arena measures 60m by 20m and would be cut into the land, with a “cut and fill” exercise meaning that the land around the area would be regraded to work with the existing levels. The arena will be surrounded by 1.2m high post and rail fencing and would be surfaced with a silica sand surface.

The existing stable building has two stables internally and measures approximately 7.3m by 4.3m and 4m in height and is constructed of timber with a metal sheet roof. The proposed foaling box/tack and feed storage stable measures approximately 12m by 4.3m and 4m in height. The building would be constructed of timber with a metal sheet roof to match the existing stable block. The stables are to be sited in the south eastern part of field with the arena set to the west of the field.

No lighting is proposed for the stables or the arena and no trees or hedgerows are to be removed as part of the proposal.

A supporting statement has been submitted with the application which provides the following justification:-

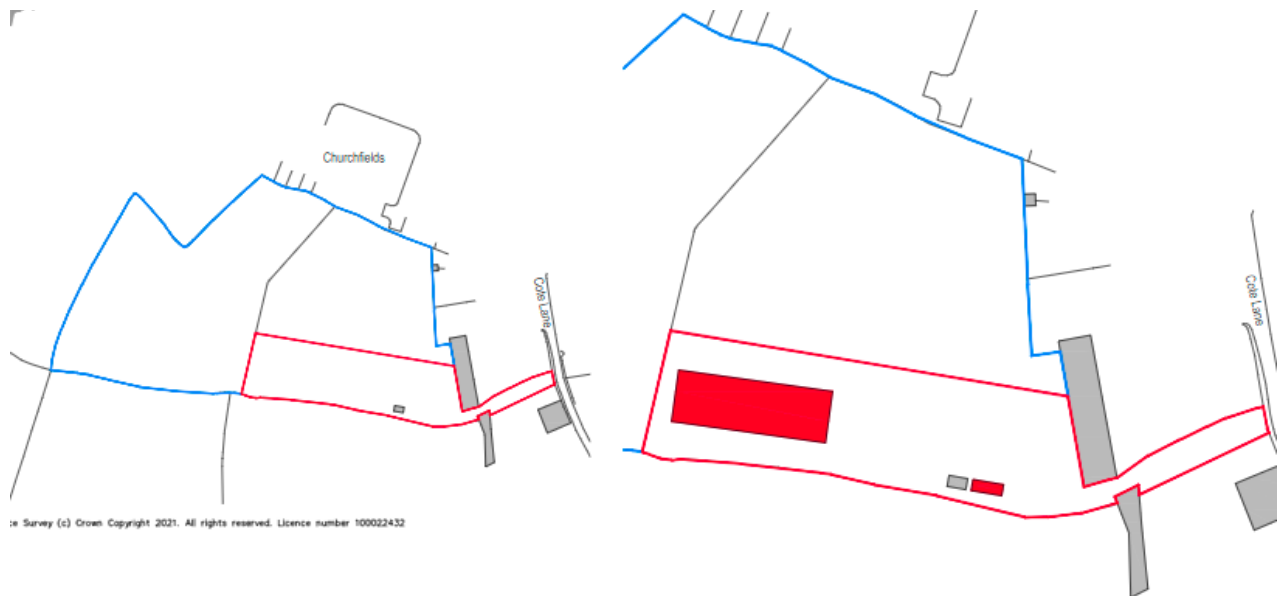
‘The proposal is to create a small private equestrian facility on land owned by the applicant, specifically for keeping and training her own horses. The existing two timber stables make up the retrospective part of the application to regularise these. The proposed additional timber structure will provide a tack/feed room and hay/bedding storage area. It will also provide for a foaling box for the mare and anticipated foal. There will be three horses on the site once the foal arrives, hence the need for three stables. The use will be incidental to the adjacent nearby main dwelling and will remain solely for private use by Rosie.

The stables will be used to house in training and experienced competition horses. They require shelter against the cold, wind and rain, and against flies and insects. It is important for these

horses to be stabled also for their safety, and so that they can be closely monitored and received individual care. The size of the stables allows for the horses to move around freely inside. Being in close proximity to the dwelling of the applicant will allow for the horses to be checked on a regular basis.

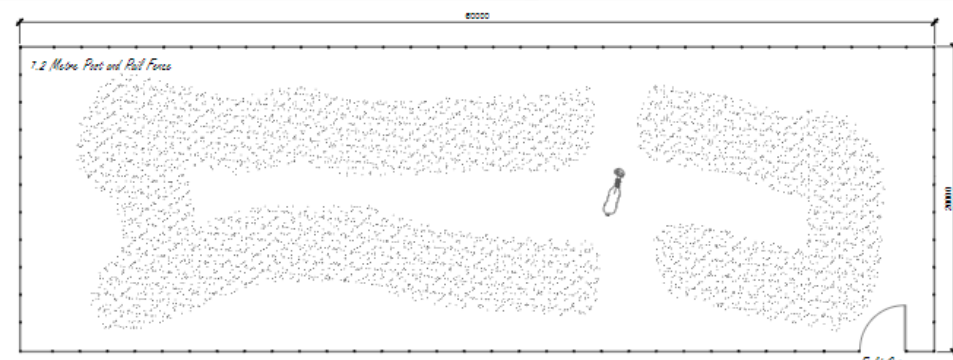
The arena provides a safe and enclosed area for training for horse and rider. Training the horses outside also enables them to get used to concentrating fully on what they are being asked to do and not to be easily distracted by situations around them which are outside of the rider's control. It allows the horses to be trained outside in all weathers, which is not possible when the ground is slippery from being too wet or too hard, or frozen. It also negates the need to regularly exercise away from the site.'

During the processing of the application, the applicant has provided further information with the submission of a further additional information statement and a Preliminary Ecological Appraisal.

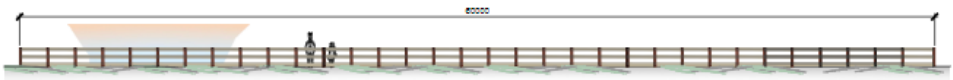




NO.	REV.	DATE	BY



Proposed Outdoor Arena Floor Plan



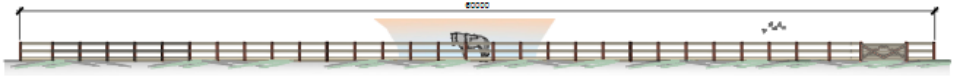
Proposed North Facing Elevation



Proposed East Facing Elevation



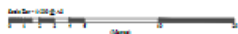
Proposed West Facing Elevation



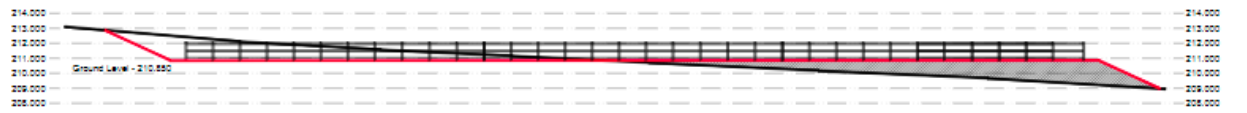
Proposed South Facing Elevation

Planning Application **Cote Lane, Thurgoland**

Client: Roke Asham via AGM Ford Project: Proposed Outdoor Arena
Land Ad: Topols, Cote Lane, Thurgoland, Sheffield, S20 7AE 114 AGMR PL007/17 SUB 1:200 @ A3 14/10/2020

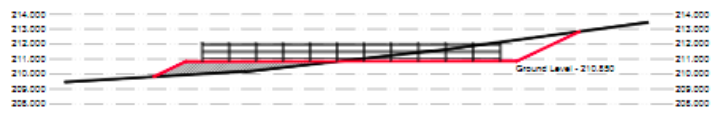


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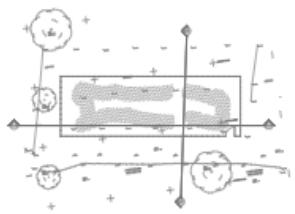


Proposed Section A-A

— Existing Ground
 — Proposed Ground
 Angle of Repose - Max: 20 Degrees

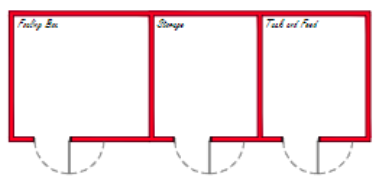


Proposed Section B-B



Planning Application **Cote Lane, Thurgoland**

Client: Roke Asham via AGM Ford Project: Existing and Proposed Site Sections
Land Ad: Topols, Cote Lane, Thurgoland, Sheffield, S20 7AE 114 AGMR PL007/17 SUB 1:200 @ A3 14/10/2020



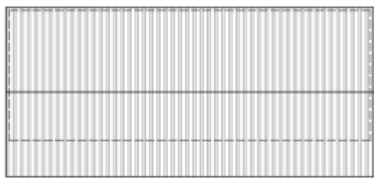
Proposed Stable Floor Plan



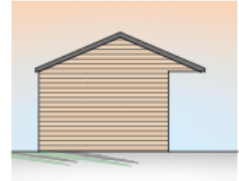
Proposed North Facing Elevation



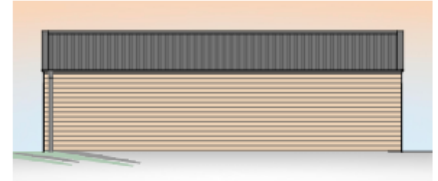
Proposed West Facing Elevation



Proposed Stable Floor Plan



Proposed East Facing Elevation



Proposed South Facing Elevation



Policy Context

Local Plan

The site is allocated as Green Belt within the adopted Local Plan.

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

The Local Plan was adopted by the Council in January 2019 and the Council has also adopted a series of Supplementary Planning Documents which are other material considerations. The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application.

The site is allocated as Green Belt within the adopted Local Plan and the following Local plan policies are of relevance:-

- Policy GD1 General Development
- Policy T4 New Development and Transport Safety
- Policy BIO1 Biodiversity and Geodiversity
- Policy D1 High Quality Design and Place Making

Policy GB1 Protection of Green Belt

Policy POLL1 Pollution Control and protection

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.

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.

Consultations

Thurgoland Parish Council – No comment

Highways – No objections

Pollution Control – No objections

Drainage – No objections details to be checked by building control

Ecology – No objections subject to conditions

Representations

1 letter of objection which raises the following concerns:-

- Impact on ecology and priority species including bats and birds
- The existing stable has lighting
- Impact upon residential amenity
- Negative impact upon filming and recording of wildlife
- Loss of privacy to home and garden
- Disturbance from the proposed use
- Further detail is required for the proposed arena

4 letters of support have been received which state the following:-

- The site has been significantly improved
- No objections to the stables/arena or use of the land for horses
- There has been no decline in wildlife on the site

Assessment

Principle of development

Timber built stables and horse riding arenas such as the ones 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.

Para 149 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 proposed stables, tackroom, foaling box and arena are considered an appropriate and essential facility for the applicant's own horses who are stabled on the land. The applicant also lives close to the site therefore the proposal is justified and is acceptable in principle.

Visual Amenity

The size and design of the stable building and the foaling box/tackroom on the site are considered to be acceptable and would be constructed from timber with a metal sheet roof. The stables are necessary in size for the stabling/shelter of the applicant's own horses and for the storage of feed and tack. The stables are also a similar size and design to other stables commonly found in the Green Belt.

In terms of visual impact, the stables and tack room/foaling box have been set well into the site and are not not be overly visible from surrounding areas. The associated arena will cut into the land, with a "cut and fill" exercise meaning that the land around the arena can be regraded to work with the existing levels. The arena is 60m by 20m which is of a standard size for dressage purposes and will be surfaced with a silica sand which is a typical surfacing material. Given the discreet location of the stables and the arena they would not cause sufficient detriment to the openness or visual amenity of the Green Belt. The proposal is considered acceptable in terms of Local Plan policy GB1.

Residential Amenity

Concerns have been raised from neighbouring residents with regard to the impact of the proposal upon residential amenity, by way of disturbance, additional activity, loss of privacy and light pollution. There are existing dwellings set to the east of the site off Cote Lane, however the proposed arena would be set over 90m away from the boundary of the site with the adjacent dwellings and the foaling box would be approximately 30m away. There is also sufficient screening along the boundary with the closest neighbouring dwelling, Green Bank as can be seen on the photograph below, therefore there should not be a significant loss of privacy to the garden area of this dwelling.

In terms of disturbance, the applicant is currently using the site for equestrian purposes and the stables are existing. Equestrian uses and activity are often found in the Green Belt and as the stables and riding arena is for personal use only for the applicant and their own horses, the proposal is considered to be acceptable and the proposal would not have a significant impact upon the amenity of the adjacent residents. Pollution Control have confirmed that they have no objections to the proposal.



Adjacent boundary with neighbouring dwelling

In terms of light pollution, the agent has confirmed that there is no lighting proposed to the riding arena and limited lighting is currently provided to the stables. The stable block has existing lighting which is only switched on when the applicant is tending to the horses which is considered to be reasonable, so that the applicant can tend to the horses in the winter months.

A condition should be applied to any approval to ensure that the horse riding arena and stables shall only be used for domestic purposes and not in relation to any business or commercial activity which will require the separate express consent of the Planning Authority. Given the above, the proposal is therefore acceptable when measured against Local Plan policy POLL1 Pollution Control and protection.

Highway Safety

The proposed stables and arena are all for the sole use of the applicant who lives a very short distance from the site on Cote Lane. The access to the site is in the form of a gated track; for vehicular use it is substandard in terms of width, surfacing and visibility and would be unsuitable for an intensification of use. However, these proposals would not result in a

significant intensification of use and are therefore considered acceptable from a highways development control perspective.

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. A condition should be applied in order to prevent a commercial use of the site in accordance with policy T4 of the Local Plan.

Biodiversity

Concerns have been raised from neighbouring residents with regard to the impact of the proposal upon biodiversity. The Ecology Officer has been consulted and given the extent of the works required for the stable and arena has requested the submission of the Preliminary Ecological Appraisal. The applicant submitted the requested document during the processing of the application along with mitigation measures. The report concludes that 'in view of the results of the desk and field-based assessment of the site, the site is considered to be of relatively low ecological value in the local context and loss of biodiversity as a result of the proposed development is negligible due to the nature of the proposed works. It is not anticipated that any statutory or non-statutory designated sites or habitats of principle importance will be impacted upon by the proposed development.' The agent has also confirmed that the proposal would not require the removal of any trees/hedgerows.

The Ecology Officer has reviewed the appraisal and has no objection to the proposal subject to conditions. The development shall therefore be carried out in accordance with the following biodiversity mitigation and enhancement measures.

- Infilling gaps in the hedgerow located along the southern boundary of the site with native species of local provenance;
- At least 2 no. bat roosting boxes, 2 no. closed fronted bird nesting boxes and 2 no. swallow cups to be installed in suitable locations on site;
- Any excavations will be closed off at night, or a means of escape provided to prevent small mammals and badger becoming trapped.

The proposal is therefore acceptable when measured against policy BIO1 of the Local Plan.

Recommendation

Grant subject to conditions