PROPOSED MENAGE
LAND TO REAR ELMHIRST FARM
SOUTH LANE CAWTHORNE
BARNSLEY S75 4EF

Ref: 11.57
Date: Dec 2011
Version 02

Design & Access Statement

1.0 Introduction

1.1 Mr & Mrs Bennett are applying for Planning Permission for the Change of Use of an Agricultural Building into stables and associated general purpose storage and the construction of an all-weather Ménage area for horses. They have recently purchased the site to use the buildings and adjoining land to stable their own horses, provide adequate grazing and construct the ménage. The site is not an agricultural holding and there are no tenants.

1.2 The applicants currently keep 2 horses for their own use at a commercial livery. Mrs Bennett has been involved with horses for almost 30 years and their daughter who is now 16 has ridden since the age of 5. They have owned up to 4 horses but the costs associated to using a commercial livery have been prohibitive. The family regularly competes in show jumping and dressage events around the region and would like to use the stables to acquire additional horses for future development and training for their own use. The land and facilities available at this site will allow them to develop this sporting and leisure pursuit.

2.0 Assessment

2.1 The site is located immediately to the south of Elmhirst Farm and to the East of South Lane. The total land ownership extends to 6.21 Ha, 15.3 Acres and has a gentle gradient from the highest point to the north down towards the southeast. Other than the Elmhirst Farm buildings which were recently converted to residential use, all of the adjoining land is a mix of arable and grazing agricultural fields.

The application site is restricted to the access, the existing building to be converted to stables and the land required to construct the ménage as shown edged red on the Site Location Plan in Appendix A and has an area of 0.45Ha, 1.1 Acres.

Within the applicants ownership are two steel portal framed agricultural barns. One is located adjacent to the access with South Lane in the northern corner of the site with a total floor area of 282m² and does not form part of this application. The second lies central to the ownership at a midpoint along the northern boundary. It has a total floor area of 778m² and has agricultural uses in the past including winter shelter of animals and multipurpose storage. More recently the previous owners having no use for the building had erected internal walls to provide six stables and the remainder is left to storage. The majority of this work is complete but does not have the benefit of planning permission.

The planning application includes proposals for change of use of this building to stables. Whilst the number of stables already constructed exceed the applicants current requirements it is likely that they may wish to increase the number of horses that they keep in the future. It is unlikely that all six stables will be permanently occupied and the spare capacity will help move horses around whilst mucking out. This would allow them to keep horses for riding and sporting competition whilst training younger horses for the future. It is therefore sensible to apply for the six stables which have to a great extent already been constructed.

There is no intention of using the building or stables for anything other than their personal use or to operate a commercial livery.

2.2 The proposed ménage lies within a paddock immediately adjoining and, to the east of the existing building. The whole of the paddock has a steady gradient of approximately 1 in 30 from its high point at the north down towards the south east. Existing and proposed levels are illustrated on the application drawings.

2.3 The paddock is surrounded by a mixed thorne hedge and occasional trees which provide enclosure and is an attractive feature of the landscape. See photographic record in Appendix B.

2.4 There are spoil deposits within the rear paddock and a storage container which should be removed.

2.5 The Barnsley Metropolitan Borough Council Unitary Development Plan allocates the land as Green Belt and an area of Borough landscape value. The relevant policies are GS7, GS8A, GS9 and GS13.

2.6 Green Belt

- GS7 – maintain the openness of the Green Belt and not to conflict.

- GS8 – development within the green belt will not be permitted except in very special circumstances unless it is for:

  A. Agriculture or Forestry
  B. Essential Facilities for outdoor sport or outdoor recreation … which preserve the openness of the green belt and do not conflict with the purposes of including land in it.
  C. The replacement of an existing dwelling in accordance with GS8E.

- GS8A – the re-use and adaptation of existing buildings within the green belt.

- GS9 – development should not result in significant harm to the amenity of the Green Belt.

2.7 Area of Borough Landscape Value

- GS13 – any development should ensure no loss of valuable landscape features, be sympathetic to the area and conserve or enhance the overall character of the area.

3.0 Involvement

3.1 There are no immediate neighbours who are likely to be affected by this proposal and therefore no consultation has been carried out.

3.2 Informal discussion has taken place with Graham Northern of the planning department who indicated the extent to which planning permission would be required for the work.

4.0 Evaluation

4.1 The formation of the ménage requires limited alteration to the existing ground levels. It will provide a much needed facility, allowing horses to be kept on site and exercised without the need to leave the ownership curtilage. The ménage will allow exercise all year round and during poor weather. This will have the benefit of limiting the need to ride on public roads during transfer or exercise avoiding conflict with traffic using the public highways.

4.2 The exercise area is to be constructed within the corner of a paddock which is currently under used. The remainder of the land which is currently grazing will remain so. Whilst the works to construct the all-weather surface constitute a "change of use" from agricultural land in planning terms, there is no material change in the use of the land.

4.3 The site for the ménage is 172m from the closest public highway, South Lane and 185m from Cooper Lane to the south. It is protected from public view by the presence of existing building and by the existing mature hedges which surround the site and the paddock containing the ménage.

4.4 It is proposed to provide lighting to the ménage. A detailed lighting design is included with the application documents. It includes the erection of six 6.0m high columns each with two or three luminaires as shown. The lamps have been positioned and designed with sufficient height to avoid glare and shadow by providing downward lighting also minimising light leakage and pollution. The majority of lamps are located to the rear of the existing building which will act as a buffer between the ménage and South Lane.

4.5 The construction of the ménage is consistent with green belt policies GS7 GS8 and GS9 in that the works will have no detrimental impact on the openness of the green belt nor will it cause significant harm to the local amenity. The construction of the ménage is for outdoor sport and recreation and is therefore an appropriate use. It is also limited to minor alterations to ground levels, replacement of turf with sustainable bio-degradable desiccated pallet-wood chippings and the erection of a traditional timber post and rail fence and gate.

4.6 The change of use of the existing building is consistent with green belt policy GS8A in that:

A. it requires no alteration to the external appearance of floor area. The alterations therefore have no detrimental impact on the openness of the green belt.

B. the works will not adversely affect the appearance of the area or amenity of local residents. There will be no intensification of the use of the existing access which was already well used by the former owners.

C. the existing building is structurally sound and needs no substantial alteration.

4.7 The construction of the ménage is consistent with green belt policy GS13 in that none of the existing hedges or trees which are an important part of the landscape has been lost and the change in ground levels required to accommodate the ménage is minimal allowing it to "sit" into the landscape maintaining a natural appearance sympathetic to the setting. This will ensure that the character of the area is not diminished.

5.0 Access

5.1 The proposals create no detrimental issues with regard to access. The existing access from South Lane is located at the north west corner of the site. It is accepted that the visibility available is below normal requirements for a new or improved access. There is however unlikely to be an intensification of the access by the applicant in using the stables and ménage for personal use.

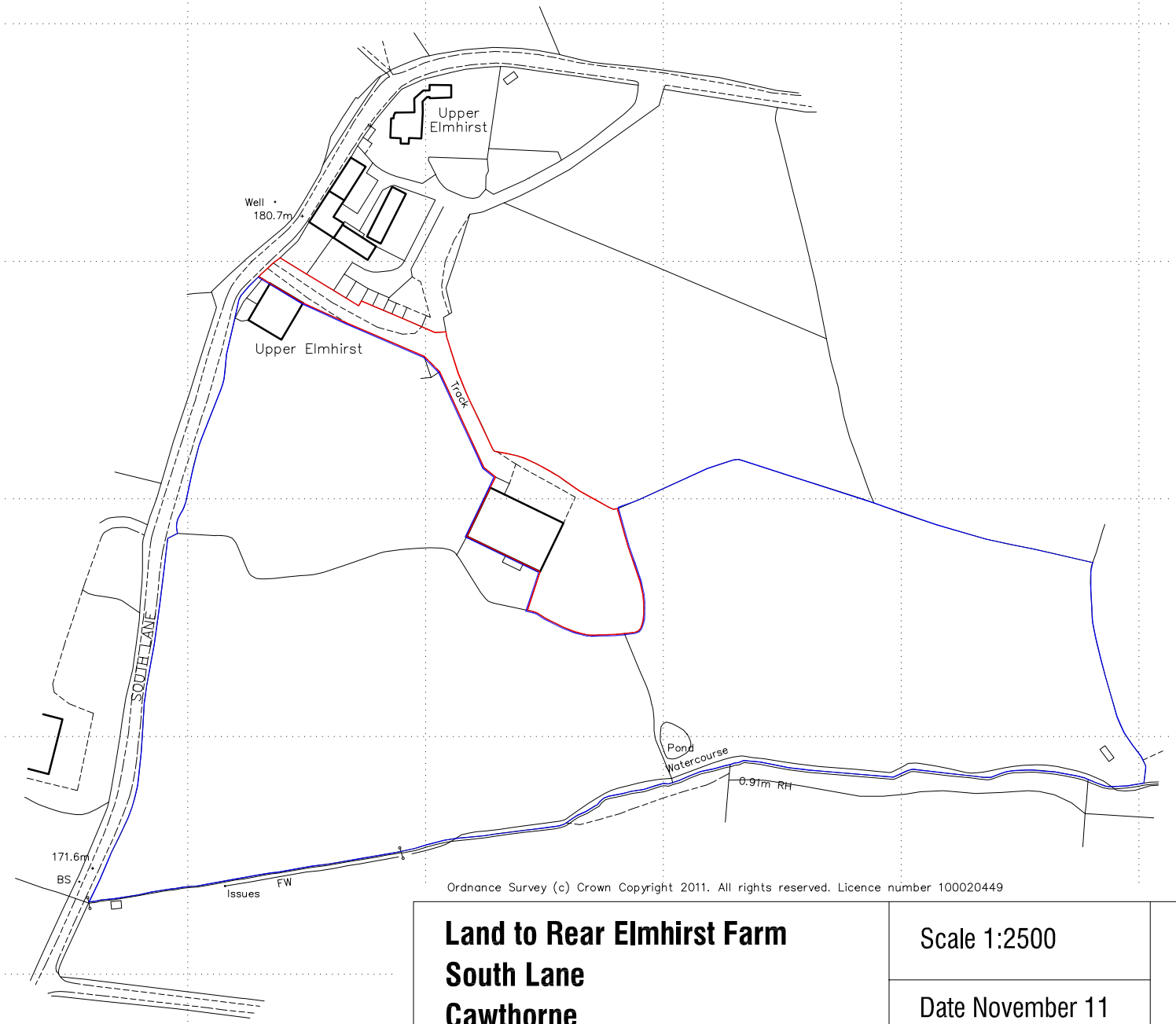
5.2 The provision of the stables and ménage will contribute to highway safety by allowing the exercise of horses on the site during all weather conditions reducing the need for the use of public roads and bridleways and reducing the frequency that horses will need to be transported.

6.0 Summary

6.1 The applicants have kept horses for in excess of 30years. They have a genuine need to exercise and train their horses which are kept for their own private use. The creation of a ménage will provide a turn-out and exercise area within the existing paddock will allow use in all weather conditions reducing the need to transport horses off site. The exercise area has been integrated into the landscape without detriment to the openness of the Green Belt or compromise to the visual amenity of the area. The proposals are consistent with the use of agricultural land and we look forward to receiving the councils support with regard to these proposals.

Signed……..
FOR CHRIS CARR ASSOCIATES

Appendix A - Site Location Plan



North

Ordnance Survey (c) Crown Copyright 2011. All rights reserved. Licence number 100020449

Land to Rear Elmhirst Farm
South Lane
Cawthorne
Barnsley

LOCATION PLAN

Scale 1:2500

Date November 11

Ref 11.57

Drwg No OS1

mboothdesign
architectural design and building consultants

11 Crowden Walk Barnsley
S75 2LU
T: 01226 286256
M: 07881898300
E: mboothdesign@btconnect.com

Appendix B – Photographic Survey

Proposed Stables and Menage
Land to Rear Elmhirst Farm
South Lane Cawthorne
Barnsley
S75 4EF

Date: Dec 2011
Ref: 11.57

Photographic Survey



1. North elevation of existing agricultural building.



2. North elevation of existing agricultural building.



3. North east corner and south east elevation of existing building.



4. South east elevation of existing building.



5. North east corner of existing building and paddock to rear.



6. Rear paddock – site of ménage looking south east.



7. View into north east corner of rear paddock.



8. View of paddock- site for ménage, looking north.



9. View of site from South Lane looking north east.



10. View of site from Cooper Lane looking north.