

2021/1034

Mr and Mrs David and Jayne Baxter

Erection of extension to an existing stable/store and amendment to site curtilage to create a new showroom/store

Throstle Nest Farm, Silkstone Equestrian Centre, Moorend Lane, Silkstone Common, Barnsley, S75 4QX

History

77/1606 - Change of use from livery stables and turkey rearing to livery stables and riding school – Approved

79/4204 - Conversion of stable for use as tack shop, and for manufacture and repair of saddlery – Approved

84/0115 - Conversion of tack room to saddlery and of store to tack room – Approved

94/0315 - Erection of two-storey extension to equestrian centre shop – Approved

98/0958 - Alterations and extensions to house and shop – Approved

2017/1241 - Erection of replacement stable block/garage/store and change of use of part of existing barn to form occasional exhibition/seminar space in addition to saddlery store – Approved with conditions

2019/0190 - Change of use of barn to form a coffee shop/cafe, saddlery workshop and saddlery storage - Approved with conditions

2021/0555 - Extension to existing car park – Approved with conditions

Description

Throstlenest Saddlery and equestrian centre is situated off Moorend Lane in Silkstone Common. The site is set in a semi-rural location. The business operates from a number of buildings and the facilities have been enhanced in the last couple of years providing additional stables, storage, improved shop facility and the introduction of a new coffee shop following the refurbishment and conversion of an existing barn.

Land to the north, south and east consists of paddocks and exercise areas. The site is accessed via a private drive off Moorend Lane, which serves a number of properties. The site has a newly extended car park which was approved under application ref 2021/0555.

The building which is the subject of this application is an existing block and stone built stable block erected in recent times and which was the subject of planning application (ref: 2017/1241). The existing building and proposed extensions are located centrally within the complex. The single storey building to the rear known as 'Robin Cottage' a small residential building will be demolished as part of the proposal. The applicant owns all of the land in question, including the dwelling to the south east known as 'Barn Owl Cottage'.



Proposed Development

The proposal involves the erection of an extension to an existing stable/store and amendment to site curtilage to create a new showroom/store which is a Class E use. The single storey

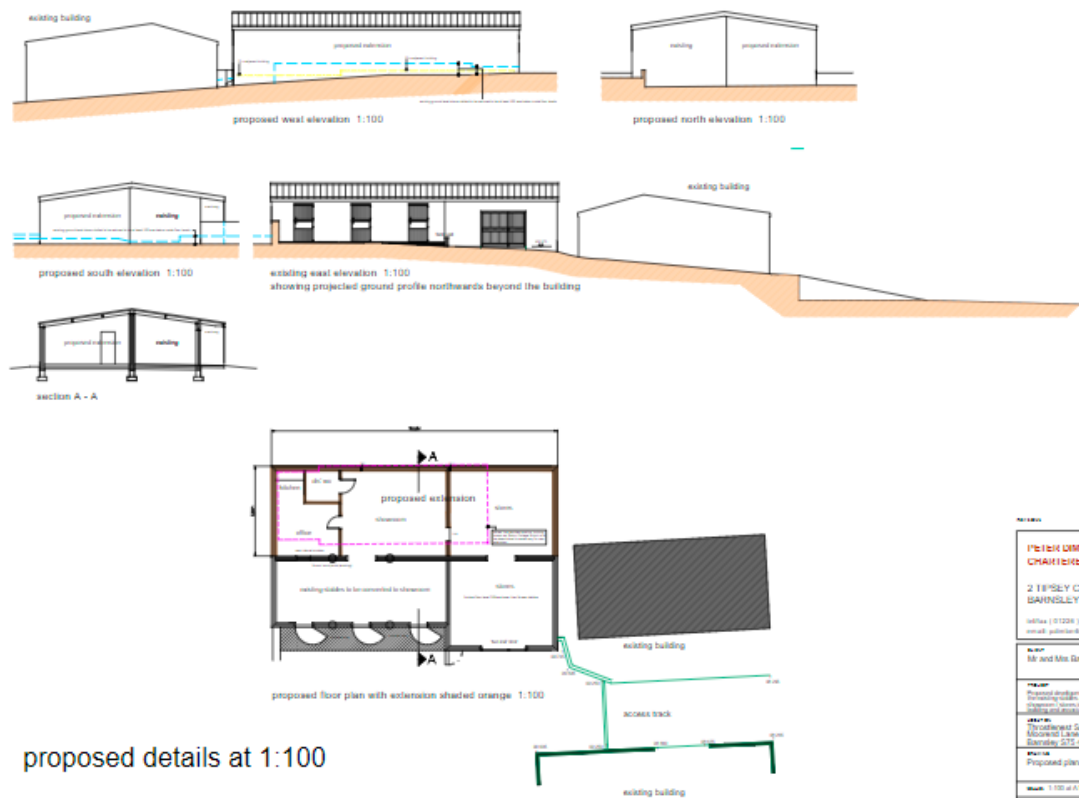
building to the rear known as Robin Cottage will be demolished as part of the proposal. The applicant owns all of the land in question, including the dwelling to the south east known as Barn Owl Cottage.

The extension and conversion would allow for a show room, with kitchen, wc and store to be used in connection with the existing saddlery sales business at this established equestrian facility. The existing stable block measures approximately 96sqm with a covered walkway of 15.5sqm, a total of 111.5sqm. The proposal includes an extension to the building of approximately 107sqm and also includes the demolition of an existing cottage 'Robin Cottage' which measures approx 67sqm, therefore there will only be a small increase in floor area of approx.40sqm. The extension would be constructed of matching materials of natural stone and blockwork with a steel roof.

The design and access statement submitted with the application provides the following justification:-

'The proposed extension is to an existing building erected in recent times and which was the subject of an earlier successful planning application in 2017 (ref: 2017/1241).The existing building and proposed extension are located centrally within the complex and are not visible in the wider landscape. Land to the north, south and east consists of paddocks, exercise areas and car parking for visitors. The proposal involves the demolition of an existing residential building known as 'Robin Cottage', that currently sits within the overall curtilage of 'Barn Owl Cottage', a residential property adjoining Throstlenest saddlery, immediately to the west. The applicants are also the owners of this adjacent property and as part of this application, there will be a need to re-configure the boundary in the area of the proposed extension, allocating part of the current residential curtilage to Throstlenest Saddlery with any 'change of use' as a result of this.

Throstlenest Saddlery is a business that has seen a number of changes in recent years, responding to a long term business plan, ensuring it's continued successful growth. There have been several successful planning applications in recent times and these have included alterations to the existing shop, the creation of a coffee shop and exhibition space, new stables and storage building and an extension to the existing car park and inevitably, as a result of these enhanced facilities the business has grown and new ideas have to be embraced. There is now a need for a showroom to display saddles and riding equipment and increase associated storage. The applicants are of the opinion that the best way to provide the showroom facility, would be to utilise the former stable building by enlarging it. (The stable accommodation will be able to be dovetailed into existing stable facilities already on site.)It will be possible to extend the existing building on it's western side as a result of the applicant's recent purchase of the adjacent property known as 'Barn Owl Cottage'



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MR and Mrs Guter	
Proposed development including extension to existing building, new building, and access track, and associated landscaping and drainage.	
Architect Peter Ombeler 2 Tibby Court, Stanhoss Gainsbury, STS 87Z	
Scale Proposed plans and elevations.	
Date: 1:100 A1	Date: July 21
Date: 2016/03/07	Date: 17

PROPOSED CHANGE TO CURTILAGE
TO ACCORD WITH APPLICATION SITE RED LINE
BOUNDARY.

EXISTING CURTILAGE SHOWING RELATIONSHIP
WITH THROSTLENEST EQUESTRIAN & ADJACENT.
BARN OWL / ROBIN COTTAGE PROPERTIES.
NB: ALL OWNED BY
APPLICANT.



Policy Context

Local Plan – Green Belt

The new Local Plan was adopted at the full Council meeting held 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). In reference to this application, the following policies are relevant:

Policy D1: High quality design and place making

Policy T4: New Development and Transport Safety

Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt

Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt: Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces. Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building. Dividing an existing house to form smaller units of accommodation.

All such development will be expected to: Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety

Policy GB3: Changes of use in the Green Belt

We will allow the change of use or conversion of buildings in the Green Belt provided that:

The existing building is of a form, scale and design that is in keeping with its surroundings;

The existing building is of a permanent and substantial construction and a structural survey demonstrates that the building does not need major or complete reconstruction for the proposed new use;

The proposed new use is in keeping with the local character and the appearance of the building; and

The loss of any building from agricultural use will not give rise to the need for a replacement agricultural building, except in cases where the existing building is no longer capable of agricultural use.

All such development will be expected to:

Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials;

Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety; and Preserve the openness of the Green Belt.

In addition to the above, when a residential use is proposed, we will allow the change of use provided that:

There are not strong economic reasons why such development would be inappropriate; and Residential use would be a more appropriate way of maintaining and improving the character and appearance of the building than any other use

We will not generally allow the change of use of Green Belt land to extend residential curtilages for use as gardens.

Policy Bio1: Biodiversity and Geodiversity
Policy Poll1: Pollution Control and Protection

NPPE

Section 13 Protecting Green Belt Land

The NPPE States that local planning authority's should regard the construction of new buildings as inappropriate in 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

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

Drainage – No objections

Ward Members – No comments received

Highways DC – No objections

PROW Officer - There is a public footpath running along the vehicular access to the property. The proposals do not appear to have any direct impact on the footpath, on which public access

should remain open and unaffected throughout. The applicant should be aware that the Council is only responsible for maintaining the footpath in a safe condition for pedestrians. Any maintenance to vehicular standard is the responsibility of the landowner and any damage caused to the surface by vehicles should be repaired by the landowner.

Silkstone Parish Council – No comments received

Pollution Control – No objections

Representations

The application was advertised by a site notice and letters. No comments have been received as a result.

Assessment

Principle of development

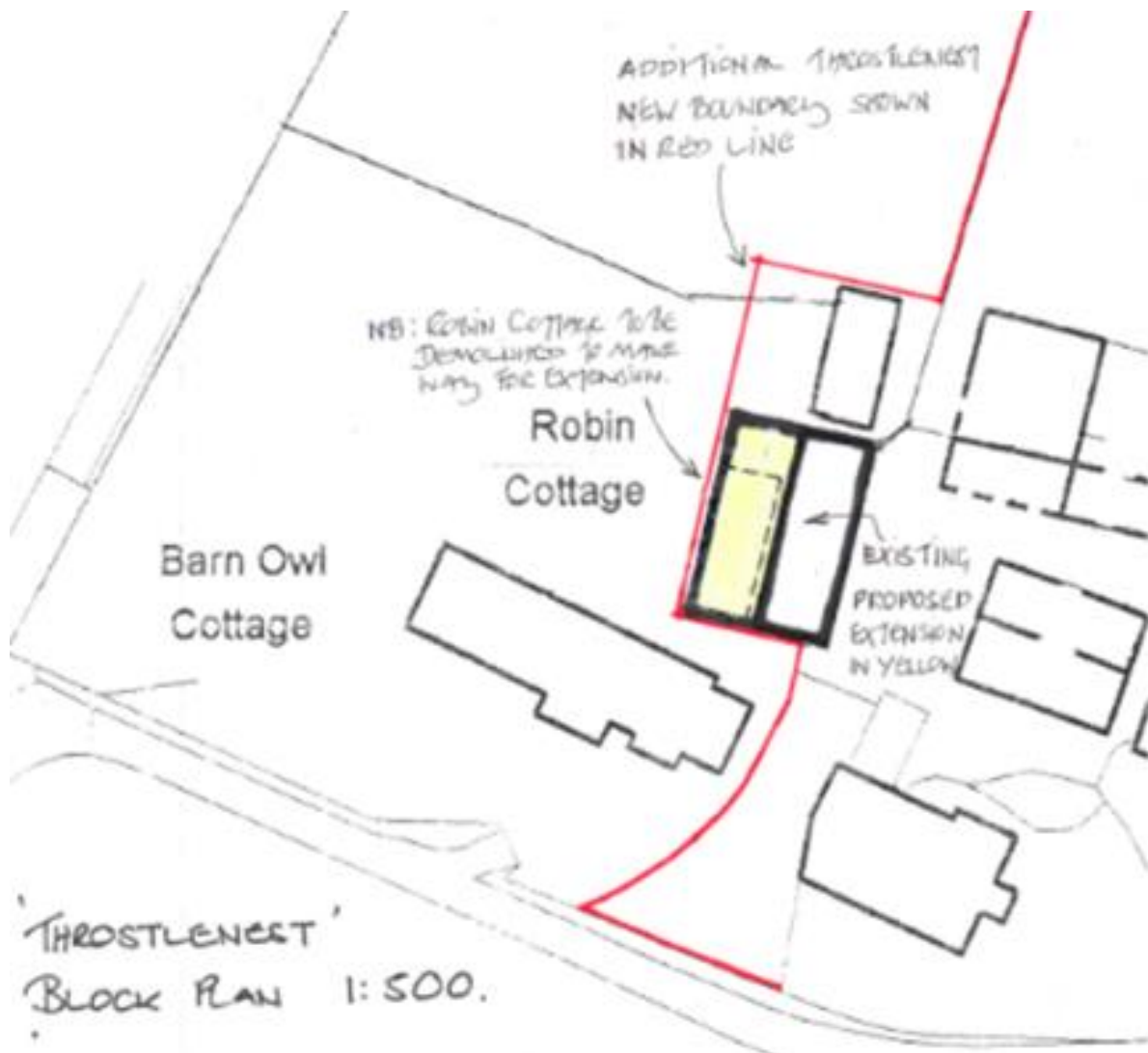
The proposed development involves the change of use of an existing stable block which is currently used as a stable for horses and storage area within the Green Belt. Both national and local planning policy allow for change of use of existing buildings in the Green Belt provided that the buildings are of permanent and substantial construction and the existing building is in keeping with its surroundings and the use is in keeping with the local character and appearance of the building (Local Plan policy GB3). Policy GB2 also allows for the extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building, however the building should be in the same use.

The proposed use as a showroom for the saddlery business would be used in connection with the existing equestrian facility in line with policy GB3 of the Local Plan. Whilst the proposal also involves a change of use of the building and its extension, in this case the use supports the existing outdoor sport and recreation use on site, providing a showroom for saddles and riding equipment which can be purchased on site. The stabling facilities are to be accommodated within an existing stable on site, therefore no further buildings are required. The change of use is therefore acceptable in principle as it supports the existing use on site and the stable use would be able to be accommodated within an existing stable block on site.

In terms of the proposed extension, policy GB2 states that the total size of any proposed and previous extensions should not exceed the size of the original building. The existing stable block measures approximately 96sqm with a covered walkway of 15.5sqm, a total of 111.5sqm. Whilst the proposal includes an extension to the building of approximately 107sqm which is less than 100% of the floor area of the original dwelling, the proposal also includes the demolition of an existing cottage of approx 67sqm, therefore there will only be a small increase in floor area of approx.40sqm. The proposal also includes a small extension to the equestrian site curtilage which is currently residential and used in connection with Barn Owl Cottage. The proposed change of use/extension would be set on land that is currently residential and not part of open agricultural land, therefore its use as part of the equestrian business would not significantly harm the openness of the Green Belt. It is considered that the proposal is acceptable in terms of its impact upon the openness of the Green Belt and on the basis of the information submitted, that the proposal does not conflict with national or local Green Belt policy.

A condition should be applied which limits the use of the building to a showroom to be used in connection with the existing saddlery business and for no other purpose/use within Class

E, in order to protect the amenity of adjacent residents and the openness of the Green Belt from other potentially inappropriate uses, in accordance with policies POLL1 and GB1 of the Local Plan.



Visual Impact

In terms of the stable's conversion, the building is relatively new and the building is in a good structural condition. No alterations such as raising the roof height of the building are proposed. The proposed extension would be constructed using matching materials and its design is acceptable. Given that an existing building is to be demolished to make way for the proposed extension there would be no significant increased harm upon the openness of the Green Belt and the proposal is considered acceptable in terms of visual amenity in accord with policies GB2, GB3 and D1 of the Local Plan.

The proposal is considered acceptable in terms of visual amenity and would not significantly harm the openness or visual amenity of the Green Belt in accord with policies GB1 and D1 of the Local Plan.

Residential Amenity

The proposed extension would be set approx 5m away from Barn Owl Cottage which is owned by the applicant. The extension would replace an existing single storey building in the same location, therefore there should not be any significant impact by way of overshadowing or overbearing impact.

Pollution Control have been consulted and have no objections. Given that the dwelling is owned by the applicant and is used in connection with the existing equestrian business which is open during daytime hours, the proposal should not cause any significant disturbance in terms of noise, smells or light pollution.

Highway Safety

The Highways Officer and PROW Officer have no objection to the proposed show room. There is sufficient parking available on site and the proposal is therefore considered to be acceptable in terms of highway safety in compliance with Policy T4 of the Local Plan.

Drainage

The Councils drainage officer has no objection to the proposal.

Biodiversity/Impact on Trees

Given that the building is fairly recently built and of a modern construction, it is unlikely to be used by bats and therefore a bat survey was not required.

As can be seen on the site photographs, no trees are impacted by the proposed development, therefore a tree survey was not required.

Recommendation

Grant subject to conditions