

2021/0639

Daniel Maddox

Erection of stable block

Land adjacent Bank Cottage, Thurgoland Bank, Thurgoland, Sheffield, S35 7BR

Background

2006/0443 – Erection of a block of 3 stables – Approved with conditions including the following:-

- The stables hereby approved shall be used solely by the owner of the property, and such use shall not include a base for a trade or business or the individual letting of any stable units.

Reason: For the avoidance of doubt, and to limit noise, disturbance and visual intrusion from additional traffic, thereby safeguarding the character and visual amenities of the Green Belt.

- The use of the proposed stables shall remain incidental to Bank Cottage at all times.
Reason: In the interests of Highway Safety

Description

The site is currently grazing land and is set to the north west of Bank Cottage, Thurgoland Bank. The site is set within the Green Belt and set approx. 500m from the centre of Thurgoland.

The land slopes from north to south down to Thurgoland Bank. The existing timber stables set close to Thurgoland Bank Road will be removed as part of the proposal.

The applicant lives at Bank House and the proposed stable block is for personal use.

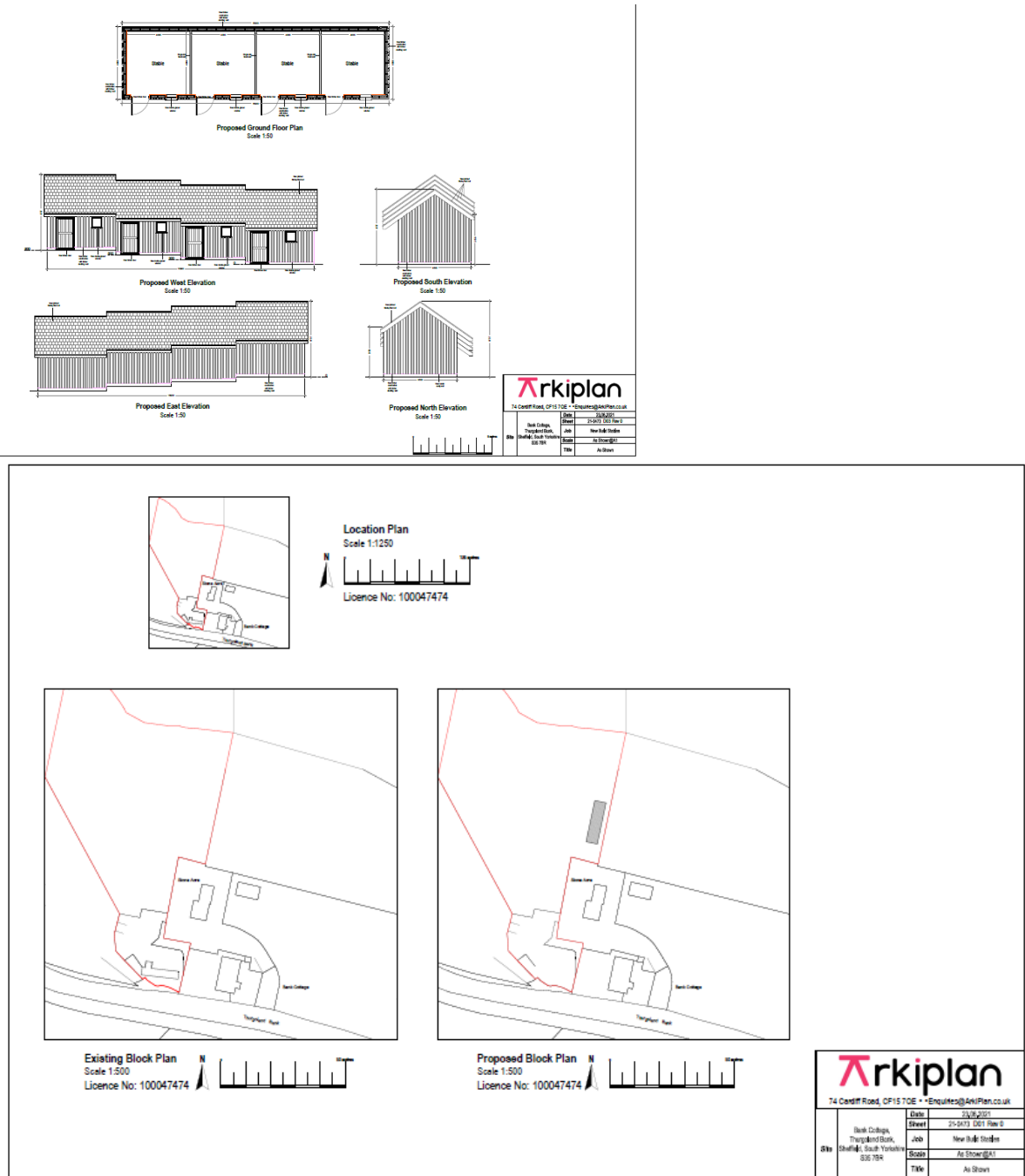


Proposed Development

The proposal involves the erection of a replacement 4 stable block for private use. The stables measure approximately 16.9m in length, 4.6m in width and 4.7m in height to the pitch of the roof. The existing stables will be removed as part of the proposal as confirmed by the agent for the application.

The plans have been amended during the course of the application. The proposed stables have been designed to be constructed of timber with a tiled roof, however the plans originally showed a rendered block stable.

These are to be single storey, traditional stables, which due to the topography and location will “step down” due to the slope of the land.



Policy Context

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).

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 145 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

In accordance with the NPPF and as set out in GB1, we will not allow proposals for 'inappropriate' development in the Green Belt unless it can be shown that there are very special circumstances that justify setting aside local and national policy. As set out in paragraph 88 (now 143) of the NPPF very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Consultations

Highways DC – No comments received

Thurgoland Parish Council – No comments to make

Regulatory Services – This development is unlikely to have an adverse impact on health and the quality of life of those living and/or working in the locality, so approval is recommended.

Drainage – No objections details to be checked by building control

Ward Members – No comments

Representations

None 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.

Visual Amenity

The size and design of the stable are considered to be acceptable in this instance, to be constructed from timber with a tiled roof. The stables are necessary in size for the stabling/shelter of the applicant's own horses and will replace an existing old stable block adjacent to Thurgoland Bank Road which will provide an overall improvement to visual amenity. The stables are a similar size/design and location to the existing stables approved in 2006 and other stables found in the Green Belt.

The paddock where the stables would sit slopes from north to south and is bounded by a dry stone wall. They would 'step down' the field and would be set to the north of the property known as Stone Acres, therefore the stables would not have any significant impact upon the amenity and views from the property, but are close enough to the other buildings to still appear as part of the overall cluster of development.

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 removal of the existing stable block should be secured by condition.

Residential Amenity

Equestrian uses and activity is often found in the Green Belt and as the stables is for personal use, the proposal would not have a significant impact upon the adjacent residents. Regulatory Services has no objections to the proposal.

Highway Safety

The highways section have not commented on the proposal, however the applicants property Bank Cottage is set adjacent to the site and has its own private driveway and the stable block has its own existing access off Thurgoland Bank with adequate visibility. There is no change

to highway access and parking. No intensification of use is foreseen given that the proposal is for private use and provides a replacement stable block for the applicant's horses.

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.

Recommendation

Grant subject to conditions