

2021/1529

Mr Doug Smith

Noblethorpe Hall, Barnsley Road, Silkstone, Barnsley, S75 4NG

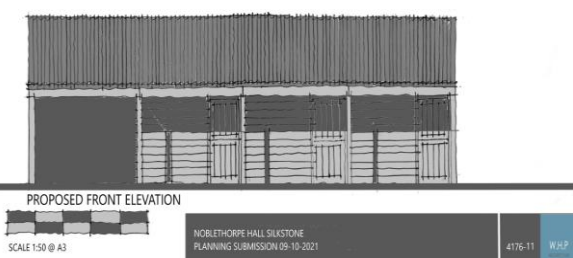
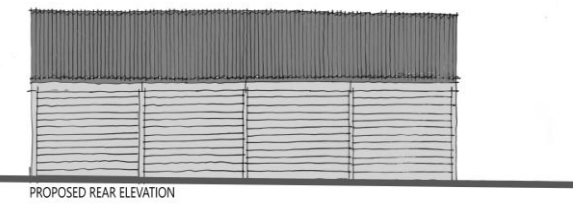
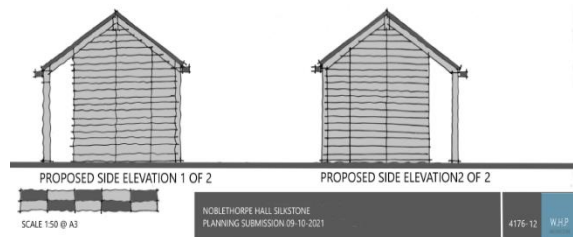
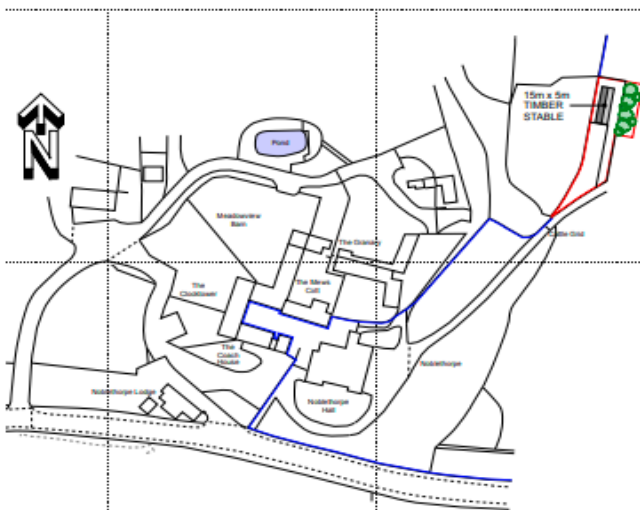
Erection of domestic stables

Site Description

Noblethorpe Hall is a grade II listed building located in Silkstone. Noblethorpe Hall is accessed off Barnsley Road (A628). The stables are to be located away from the Hall to the northeast in an area of the surrounding parkland which is undesignated but still an asset of heritage significance. The stables are to be set to the north of the access road in an area identified by a copse of trees.

Proposed Development

The applicant seeks permission for the erection of a timber constructed stable block. The stables are to be used for domestic purposes. The building is to be rectangular and measure 15 meters by 5 meters with a height of 2.6 meters to the eaves and 4.5 meters to the ridge. The stables will be constructed from timber with a cementitious sheet roof.



WHP
ARCHITECTURE

1:1250 SCALE BAR

CLIENT	DRAWING TITLE			
NOBLETHORPE HALL, SILKSTONE	CONCEPT SITE PLAN			
JOB NO	DRAWING NO	REV	SCALE @ A3	DATE
4176	SK01	A	1:1250	30 07 21

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Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise. The recently revised National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

Local Plan Allocation – Green Belt

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy D1: High quality design and place making – Supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

Policy HE1: The Historic Environment – States that development which affects the historic environment and Barnsley's heritage assets and their settings will be expected to protect or improve the character and/or appearance of Conservation Areas and Listed Buildings.

Policy HE3: Developments affecting Historic Buildings – Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance.

Policy GB1: Protection of Green Belt – In accordance with the NPPF, the erection of new buildings within the green belt will be classed as 'inappropriate' development with sites in the green belt being protected from such. Exceptions to this are:

- Buildings for agriculture and forestry;
- Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries;
- 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;
- The replacement of a building provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling in villages, and limited affordable housing for local community needs; and
- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land).

All such buildings will still be considered in terms of their impact on the openness of the green belt and whether they cause other harm.

In accordance with the NPPF and as set out in GB1, the Council 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.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

Section 12: Achieving well designed places - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 134 states that "*development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes*".

Consultations

The LPA's Conservation Officer was consulted and raised no objections, after initially objecting to the proposal when submitted at a pre-application stage (2021/ENQ/00506). This is due to the change in proposed location of the stables which reduces the impact on the setting of the listed building.

The LPA's Forestry Officer was consulted and provided no response.

Highways Development Control (DC) were consulted and raised no objections.

Highways Drainage were consulted and raised no objections.

Pollution Control were consulted and raised no objections.

Silkstone Parish Council were consulted and provided no response.

Representations

Neighbour notification letters were sent to surrounding properties, no comments were 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 (sports and recreation) for development within the Green Belt.

Impact on the Green Belt

The size, design and location of the shelter are considered to be acceptable and have been limited to what is necessary for stabling/shelter at a domestic scale. In terms of visual impact, it is considered that the proposal would not be visually intrusive. The stables would not be prominent due to the scale when compared to the rest of the buildings in the locality and the screening provided.

The stables would not cause any significant detriment to the openness or visual amenity of the Green Belt. The proposal is considered acceptable in terms of Local Plan Policies GB1 and D1.

Impact on the Listed Building

In line with the consultation response from the LPA's Conservation Officer the proposed stables are inconsequential in terms of the impact on the setting of the listed building. This is because of the proposed location of the stables approximately 70m to the north east to that of the proposed location at the pre-application (2021/ENQ/00506) stage that was objected to. The proposed location is now beyond the cattle grid and within a copse of trees which provide a good degree of screening and therefore it is not considered that it would be of detriment to the setting of the listed building.

The proposal is considered compliant with Local Plan Policy HE3: Developments affecting Historic Buildings and is considered acceptable in terms of its impact on the setting of the listed building.

Residential Amenity

The proposed stables are located at a significant distance away from the nearest residential properties and as such no impact is considered to occur from the proposals, subject to the stables being used for a personal use and not as a commercial livery. A condition will be applied to ensure that the stables remain for a personal use as indicated by the applicant.

The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highway Safety

There will be no impact upon highway safety.

Recommendation

Approve with conditions