



Appeal Decision

Site visit made on 2 April 2019

by Paul Cooper MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7 May 2019

Appeal Ref: APP/R4408/W/18/3203411

Land at Edderthorpe Lane, Priest Croft Lane, Darfield, Barnsley S75 5EY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr John Marsden against the decision of Barnsley Metropolitan Borough Council.
 - The application Ref 2017/1675, dated 11 December 2017, was refused by notice dated 16 April 2018.
 - The development proposed is erection of 8 blocks of stables/field shelters.
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Decision

1. The application is allowed, and planning permission is granted for the erection of 8 blocks of stables/field shelters on Land at Edderthorpe Lane, Priest Croft Lane, Darfield, Barnsley S75 5EY in accordance with the terms of the application Ref 2017/1675 dated 14 December 2017.

Application for costs

2. An application for costs was made by Mr John Marsden against Barnsley Metropolitan Borough Council. This application is the subject of a separate Decision.

Procedural Matter

3. It was apparent from the application form, and from my site visit, I could confirm that development has taken place. However, for the avoidance of doubt, I have assessed and determined the appeal on the basis of the application as submitted.
4. Since the application was refused, the Council have adopted a new Local Plan in January 2019. The Council have supplied details of the policies that now replace those that were included with the reasons for refusal. The appellant had the opportunity to comment on these during the appeal process.

Main Issues

5. The main issues are:
 - Whether the proposal would be inappropriate development in the Green Belt having regard to any relevant development plan policies and the National Planning Policy Framework (the Framework);
 - If the proposal would be inappropriate development, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by

other considerations so as to amount to the very special circumstances necessary to justify it; and

- The effect of the development on highway safety.

Reasons

Inappropriate development

6. The appeal site is located just off Priest Croft Lane, which itself is an unmade section of road leading off Edderthorpe Lane. It constitutes a parcel of land that contains the stables/field shelters, and the parking area is located across Priest Croft Lane, opposite the site.
7. The appeal site is grazing land, sub-divided into sections, separated with electric fencing. The stables/shelters are located around the boundaries of the field, within these sub-divided areas.
8. Policy GB1 of the Barnsley Local Plan (the LP) states that the Green Belt will be protected from inappropriate development in line with national policy. Paragraph 18.2 of the LP reiterates the exceptions that are set out in Paragraph 145 of the Framework. Policy D1 of the LP deals with design and placemaking.
9. Within Paragraph 145 described above, those exceptions include the provision of appropriate facilities for outdoor sport and outdoor recreation, as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.
10. The keeping of horses for the purposes of riding them is generally accepted as an outdoor recreational pursuit that one would expect to see in a countryside location. The provision of stables facilitates the keeping of horses in providing shelter for welfare purposes and would reasonably fall within the category of appropriate facilities associated with this form of outdoor recreation. On this basis and given the modest scale of the scheme in question, the appeal development is not inappropriate development in the Green Belt in the terms of Framework para 145(b).
11. As I have not found the appeal scheme to be inappropriate development, it cannot be regarded as harmful to the openness of the Green Belt, as set out in *Lee Valley Regional Park Authority, R (on the application of) v Epping Forest District Council & Anor (Rev 1) [2016] EWCA Civ 404*. Accordingly, the stables/field shelters would not be an inappropriate form of development within the Green Belt. Consequently, in that regard, the appeal development complies with Policy GB1 and D1 of the LP, as well as with the Green Belt guidance set out in the Framework

Highway safety

12. I note the evidence of the appellant includes a scaled plan that indicates the availability of land adjacent the site for parking and manoeuvring purposes which appears to have been submitted with the appeal. Based on the evidence in front of me, and my site visit, there appears to be appropriate space for parking spaces available for visitors, as well as suitable space available for the manoeuvring of vehicles. As the appeal proposals are largely used by family

members and not as a commercial enterprise, it is unlikely that there would be a significant amount of usage of the parking areas identified.

13. Reference has been made to Policy T1 of the LP, which has not been provided as part of the Council's evidence, but the Council have stated that Policy T4 of the LP replaces former development plan Policy CSP26 that is cited on the decision notice.
14. For the reasons outlined above, I find that the appeal scheme is consistent with Policy T4 of the LP, which expects development to be designed to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Conditions

15. As the appeal proposals are already operational, and have been for some time, it is not necessary to impose conditions.

Conclusion

16. For the reasons given above, I conclude that the appeal should be allowed.

Paul Cooper

INSPECTOR