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PLANNING SUPPORT STATEMENT

DETAILED PLANNING APPLICATION FOR
CONSTRUCTION OF 4NO STABLES, TACK ROOM
AND EQUESTRIAN STORAGE (PRIVATE USE)
CAT HILL HALL, CAT HILL,
HOYLANDSWAINE, SHEFFIELD

MR WILLIAM BUCK

MAY 2019

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1.0 INTRODUCTION

The proposal which forms the subject of this planning application is for construction of 4no stables, tack room and equestrian storage building for private use. The subject is adjacent to a Grade II* Listed Building and is located wholly within the Green Belt and an Area of Borough Landscape Value.

The stables will essentially replace the existing stables which currently form a somewhat incongruous later addition to the Listed Building. For practical and health and safety reasons, the current location is wholly inappropriate. The reuse of those stables to form part of the living accommodation to the dwelling forms part of an application submitted to the Council at the same time as this submission.

The application is supported by the following information:

(i) Full plans and details – Fox Architecture and Design;
(ii) Planning Support Statement – Townsend Planning Consultants;
(iii) Design and Access Statement – Townsend Planning Consultants; and
(iv) Statement of Significance – Townsend Planning Consultants.

This statement is submitted to Barnsley Metropolitan Borough Council in support of the application and to provide full information regarding the background to the application. It is considered that this statement will provide full information regarding the application to aid

the Council in the discharge of its development control function. Should the Council require any further relevant information, the applicant is willing to provide such additional information.

It is considered that this statement demonstrates to the Council that the proposal accords with the development plan and, when judged against this and all material considerations, it is clearly the case that planning permission should be granted for the stables, a use associated the existing equestrian use which is well established at the site.

The statement will also demonstrate that notwithstanding the fact that the site is located in the Green Belt and an Area of Borough Landscape Value, the proposal will not give rise in issues of harm in such terms. The scheme has been carefully considered so that the siting and location does not give rise to issues of adverse visual impact on the Grade II* Listed Building or its setting. In the absence of harm, clearly this warrants the grant of planning permission.

The statement now proceeds to give details of the site and background to the application. The proposals for the site are then outlined in more detail. Relevant Development Plan Policy and Central Government advice are then discussed. Following which, the issues that the proposal raises (including the development plan context and all material considerations) are examined. Finally, the conclusion is reached that permission should be granted for the proposal as submitted.

2.0 BACKGROUND, THE SITE AND THE PROPOSAL

This application seeks the construction of 4no stables, a tack room and equestrian storage. The site already benefits from an existing equestrian use with planning permission for stables granted in 1988 (LPA Ref: 88/0062/PU/LB). The application seeks permission for construction of stables to replace existing stables (which will be converted to living accommodation) in association with the existing private equestrian use.

Cat Hill Hall is a Grade II* Listed Property built circa 1634. The property has been known as both Cat Hill Farm and Catling Hall in the past. Notwithstanding the Listed status of the property, it has been subject to significant alteration and extension since that time (including the construction of stables which are attached to the host property).

The subject site has substantial grounds and is located within the rural location of Cat Hill. It will be noted that a particular characteristic of this area is the large number of equestrian facilities within the vicinity and, as such, equestrian facilities are a characteristic of this part of the countryside and Green Belt.

The location of the proposed stables has been carefully considered and is physically and visually separate from Cat Hill Hall and outside its curtilage. The site is located to the south of Cat Hill Hall. The subject area of land benefits from being physically separate, being both on higher land and benefits from existing mature vegetation around. The siting is well screened from both the Listed Building and

the wider landscape around. Therefore, development of this site will be wholly unobtrusive and will not give rise to issues of harm.

It is considered that the scale of the facility is appropriate for the size of the land. The use of the site is deemed to be appropriate for rural recreation and, owing to the proposed location, will have no adverse impact on the visual amenity of the Green Belt, the Listed Building or the Area of Landscape Value. It will also be noted that the siting/location of the ménage also takes into account existing natural vegetation which will essentially screen the development.

3.0 PLANNING POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material consideration indicate otherwise. The NPPF also advises of a presumption in favour of development which accords with the Development Plan. The importance of the statutory Development Plan in the decision making process necessitates an examination of the relationship between the policies and proposals of the Plan and to Government Guidance.

3.1 Central Government Policy Advice

It is considered that the following Central Government Policy Advice in the form of planning policy guidance notes is relevant to the consideration of the proposal:-

3.1.1 The National Planning Policy Framework

As demonstrated throughout this statement, the proposal does not adversely impact on the Listed Building as well as the Green Belt and Area of Borough Landscape Value.

Section 16 of the NPPF relates to conserving and enhancing the historic environment. At Para 189 it states:-

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage

assets affected, including any contributions made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal and their significance".

With regard to Green Belt policy, at Para 145 it states:-

"A local planning authority should regard the construction of new buildings as inappropriate in green belt. Exceptions to this are:-

…(b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation… as long as the facilities preserver the openness of the Green belt and do not conflict with the purposes of including land within it."."

This proposal is an appropriate facility for outdoor sport/recreation and does not conflict with the purposes of including land within the Green Belt. It will not harm openness and relates to the existing use of the land

As such, it will be noted that as the proposal does not constitute "inappropriate" development and, therefore, it is not necessary for the applicant to prove "very special circumstances" to justify the development.

3.2 Local Planning Policy

The current Local Development Plan consists of the Barnsley Metropolitan Borough Council Local Development Framework - Core Strategy and the saved policies of the Barnsley Metropolitan Borough Council Unitary Development Plan.

3.2.1 Saved Policies of the Unitary Development Plan

(i) Policy GS6 - Extent of the Green Belt

The property and its associated land fall solely within the Green Belt.

(ii) Policy GS8 – Development within the Greenbelt

The policy sets out that:-

"WITHIN THE GREEN BELT, THE CONSTRUCTION OF NEW BUILDINGS WILL NOT BE PERMITTED, EXCEPT IN VERY SPECIAL CIRCUMSTANCES, UNLESS IT IS FOR THE FOLLOWING PURPOSES :

…B) ESSENTIAL FACILITIES FOR OUTDOOR SPORT OR OUTDOOR RECREATION, FOR CEMETERIES, OR FOR OTHER USES OF LAND WHICH PRESERVE THE OPENNESS OF THE GREEN BELT AND WHICH DO NOT CONFLICT WITH THE PURPOSES OF INCLUDING LAND IN IT".

The proposal is for an essential facility for outdoor sport which, owing to its nature, cannot adversely impact on the openness of the Green Belt.

(iii) Policy WR10 – Greenbelt

The policy refers to the Green Belt boundaries as set out on the proposals maps.

(iv) Area of Borough Landscape Value

Whilst on the proposal map the property is located within an area defined as "Area of Borough Landscape Value", these policies have not been saved (GS13, WR12).

3.2.2 Local Development Framework - Core Strategy

CSP 30 - The Historic Environment

The policy sets out that:

"WE WILL POSITIVELY ENCOURAGE THE MANAGEMENT, CONSERVATION AND ENJOYMENT OF BARNSLEY'S HISTORIC ENVIRONMENT AND MAKE THE MOST OF THE HERITAGE ASSETS WHICH DEFINE BARNSLEY'S LOCAL DISTINCTIVENESS.
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 LISTED BUILDINGS (INCLUDING ANY LOCALLY LISTED BUILDINGS …. AND OTHER HISTORIC LANDSCAPES INCLUDING KEY VIEWS FROM AND WITHIN THESE LANDSCAPES".

As set out, the proposal will protect the setting and character of the Listed Building due to the location of the stables away from the building (the development being on higher land and existing mature vegetation screening the site).

CSP 34 - Protection of Green Belt

This policy relates to the Green Belt and the protection of the land within these areas.

CSP 37 - Landscape Character

The policy sets out:-

"DEVELOPMENT WILL BE EXPECTED TO RETAIN AND ENHANCE THE CHARACTER AND DISTINCTIVENESS OF THE INDIVIDUAL LANDSCAPE CHARACTER AREA IN WHICH IT IS LOCATED".

As set out above, the proposal has been located to ensure minimal impact on the landscape. In addition, equestrian uses are highly common in the local area and will, therefore, not differ from the existing character of the area.

4.0 THE ISSUES – THE DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

4.1 The Development Plan

The Development Plan is the starting point for the consideration of this application. It has been clearly demonstrated that the proposal complies wholly with the relevant policies of the Development Plan. The applicant is, therefore, entitled to expect the presumption inherent in Section 38(6) to be weighed in his favour. It now falls for the matter to be considered in the context of all relevant material considerations which are explored further below.

4.2 Green Belt

This proposal seeks the creation of an equestrian facility in association with the existing equestrian use of the subject site. It is considered that by reference to the NPPF the proposals do not constitute "inappropriate development" in a Green Belt and, therefore, no "very special circumstances" need to be demonstrated. The proposal maintains the openness of the Green Belt due to the location and nature of the proposal and does not conflict with the purposes of including land within a Green Belt.

4.3 Listed Building

The proposal has been sited and located in order to have minimal visual impact upon the Grade II* Listed Building. The proposed location is separated from the Listed Building (being located on

higher land and separated existing mature vegetation) and, as such, it would not have a negative impact on the setting of the Listed Building. (Please see Statement of Significance for further details on the impact on the Heritage Asset).

4.4 Area of Borough Landscape Value

It is recognised that proposal is situated in an Area of Borough Landscape Value. The proposed location of the stables is screened by existing mature vegetation. The development will, therefore, be wholly inconspicuous and have minimal visual impact. In addition, the general area is characterised by equestrian uses and an equestrian use already exists on the site. Therefore, the proposal wholly conforms with this character and will not be out of keeping with the general character of the area.

4.5 Relocation of the Stables

The current location of the stables, which are attached to the Listed Building and form a later addition to the property, is within the residential curtilage and indeed physically attached to the dwelling. This is considered both impractical and raises health and safety issues in relation to the applicant's young children. There is clearly a conflict of the two uses sharing the same space. It has to be questioned as to why anyone would have considered that stables located in this way would ever provide an appropriate location for such a use in the first instance.

5.0 CONCLUSION

This proposal seeks to the construction of 4no stables, a tack room and equestrian storage for private use only to be used in conjunction with the existing equestrian use. It is considered by reference to planning policy (both national and local) that the proposals do not constitute “inappropriate development” in a Green Belt and, as such, no “very special circumstances” have to be demonstrated to justify the development.

It is considered that the proposals are wholly in keeping with this rural location, which is characterised by equestrian use. The design and detailing of the proposals are wholly in keeping with the area and appropriate, and the site is readily screened from around by mature vegetation. Due to this screening and location, it is considered that the proposal will have no adverse impact upon the Grade II* Listed Building, the Green Belt or Area of Landscape Value. It is, therefore, considered that the proposal conforms with the development plan and that the presumption inherent in Section 38(6) must be weighed in the applicant’s favour. In the absence of harm to outweigh that presumption, it is therefore considered that planning permission should be forthcoming.