

PLANNING STATEMENT

Use of land for the Keeping of Horses and the Erection of a Stable Block -Revised scheme (Timber Shingle Roof Material)

26 St Mary's Garden, Worsbrough Village S70 5LU

Mr Leon Day

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Charlotte Stainton MRTPI T/A Stainton Planning

50 Guildford Lane, Danesmoor, Chesterfield, S45 9BP

Mobile: 07958 059875

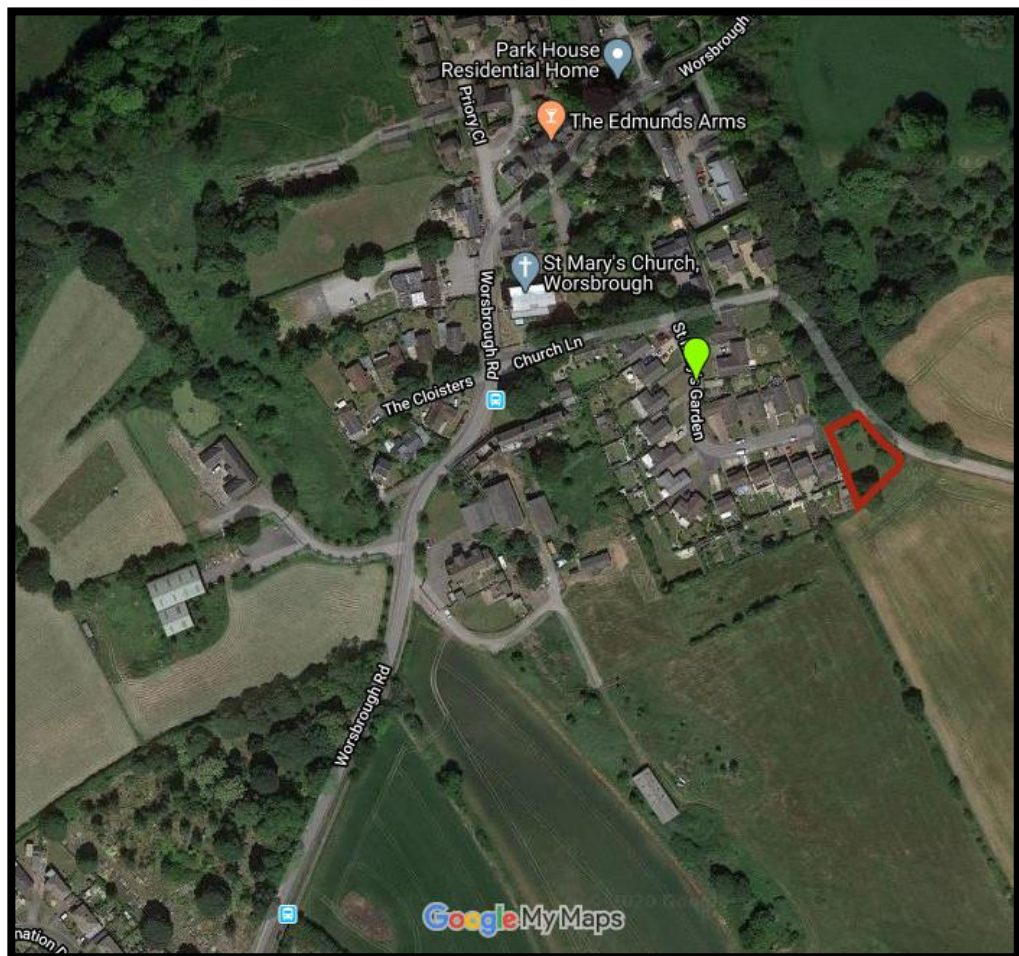
Email: charlotte.stainton@btinternet.com

1.0 Executive Summary

- 1.1 This planning statement has been prepared by Charlotte Stainton MRTPI, trading as Stainton Planning, and accompanies a full planning application for use of land for keeping horses and the erection of a stable block, comprising two loose boxes and a store, on land adjacent to 26 St Mary's Garden, Worsbrough.
- 1.2 This is a revised scheme of planning approval 2020/0275 to enable timber shingles to be used on the roof. All other elements of the approved scheme remain unchanged. The proposed equestrian use is for the private family use of the two horses of the occupants of 26 St Mary's Garden. There is no proposal for a business/livery use on the site.
- 1.3 This planning statement describes the site location and planning policy context and explains the proposed scheme and why it complies with the relevant policies.
- 1.4 The proposed use of the land for the keeping of horses and the erection of the stable block comprise appropriate development in the Green Belt. The proposed land use and stable block would preserve the openness of the Green Belt and would not conflict with the purposes of including land within the Green Belt.
- 1.5 The full plans which accompany the application indicate how the stable block would be accommodated comfortably on this site whilst preserving the openness of the Green Belt, character of the countryside, and respecting the privacy and amenity of the existing nearby properties. There would be no impact on the protected trees or any ecological interests. The existing access is suitable to accommodate this development.
- 1.6 The proposal accords with the local Development Plan policies as well as national Green Belt Policy and, in accordance with the National Planning Policy Framework, should be approved without delay.

2.0 Site Description

- 2.1 The application site is situated within the administrative area of Barnsley Metropolitan Borough Council. The site lies to the south eastern edge of the village of Worsbrough which is a small settlement to the north east of Birdwell. The location of the application site is indicated by the red line on the Google image below but the submitted location plan should be used to establish the precise site boundaries.



- 2.2 The application site is a mown paddock area to the east side of 26 St Mary's Garden and the applicant lives at number 26 with his family. The photograph below shows the east side of number 26 and the substantial stone wall that lies between the domestic property and the application paddock.



- 2.3 There is pedestrian access from number 26 into the application site as shown in the image below.



- 2.4 There is a vehicular access to the application site via timber gates to the eastern site boundary as shown below. The vehicular access is via Church Lane, a private roadway.



- 2.5 There are various protected trees (TPO 41/2009) within the application site and beyond. One of these trees is situated in the south western corner of the site and is shown on the photograph below. Some of the trees are in the north eastern corner and shown on the photograph above.



- 2.6 The paddock slopes down towards the south eastern corner of the site. The southern boundary is defined by a rendered wall. There are agricultural fields beyond the site to the south and south east. There are views from the site across the agricultural land and towards Blacker Hill and Hoyland in the distance, as shown below.



- 2.7 The photograph below shows an image taken from within the application site towards the north western corner of the site. The site is enclosed by substantial walling, particularly to the western side.



- 2.8 The application site is situated immediately adjacent to the eastern edge of the village with residential properties along St Mary's Garden to the west beyond the stone wall shown in the photograph above. Church Lane runs along the eastern boundary of the site. There are trees in a paddock area to the north and there are agricultural fields to the south. The application site lies within an area of Green Belt.

3.0 Site History

- 3.1 Using the Council's online search facility, four previous applications were revealed for 26 Mary's Garden:
- B/74/0155/WB – Residential development to the rear -Refused (1974)
 - B/76/1973/WB – Extensions to domestic curtilages to the rear of 4-26 St Mary's Garden -no decision online
 - B/99/0508/WB - Erection of front single-storey extension -no decision online
 - 2011/1499 - Removal of existing rear conservatory and single storey front extension, erection of two storey rear extension & alterations to dwelling - Conditionally Approved
 - 2011/1226 - Removal of existing single storey extension with replacement single storey front extension and erection of two storey rear extension to dwelling – Refused
- 3.2 The following applications were revealed for the paddock which is the subject of this current application:
- 2011/0212 - Change of use of land to incorporate into part of domestic garden area – Refused (2011)
 - 2009/1417 - Application for works to various protected trees – Approved
- 3.3 The most relevant planning application is 2020/0275 which was an approval for a stable block similar to the one currently proposed, but with metal sheeting to the roof. All other aspects of this approved scheme are the same as this current application.

4.0 The Proposed Development

- 4.1 The application is for full planning permission for the use of the application site for the keeping of two horses and the associated erection of a stable block.
- 4.2 The application land is adjacent to 26 St Mary's Garden and is owned by the occupants of that family home. The applicant, Leon Day has a young family who have a keen interest in horse care and riding. They want to pursue their hobby further by having two horses of their own and keeping them on the land next to their house. The proximity of the land to their home will allow the applicant's daughters to take full responsibility for their horses. The horses will be for the private hobby use of the applicant's family only and there would be no business or livery use of the site or stable block.
- 4.3 The grass in the existing paddock will be allowed to grow to provide a small area of grazing, and additional grazing land will be rented in the local area within walking distance.
- 4.4 The proposal also includes the erection of a stable block. The stable block would be erected adjacent to number 26 to the east side of the stone wall in the position shown on the photograph below, with a 1m wide path between the wall and the stable building.



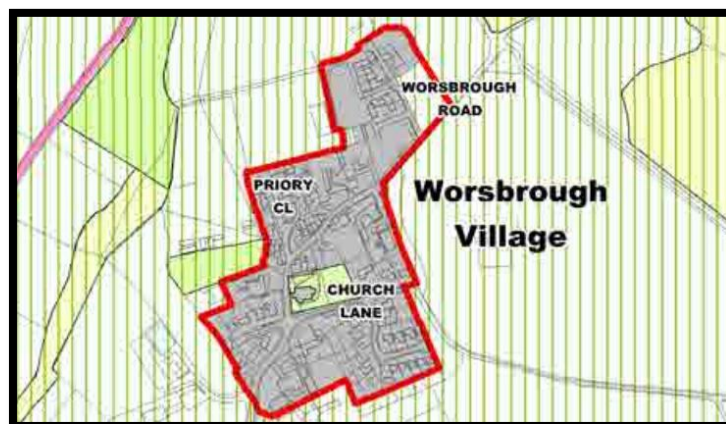
- 4.5 As this is a full application, full plans have been provided to show the site plan and the floor plan and elevations for the proposed stable block. The application is also accompanied by tree survey and ecology survey reports as requested by the Council.
- 4.6 The proposal is for an 'L' shaped single storey building which would contain two loose boxes of the size recommended by the British Horse Society, and an ancillary attached store. The ancillary store would accommodate: a small horse box trailer, feed in large bins, tack (saddles, bridles, numnahs, girths ...), halters, lead ropes, bedding such as straw, various types of rugs, feed supplements and treats, buckets for feed, water and grooming, grooming equipment, body protectors, riding helmets, gloves and crops, boots, riding jackets and other outdoor clothing such as road safety reflective items. This is just a basic list of items that will be required for two horses and does not include any specialist equipment that may be necessary for any behavioural or medical issues associated with the horses or to enable participation in competitions or specific activities such as eventing (different activities and competitions often require different types of saddles, bridles and clothing).
- 4.7 The proposed plans show a stable building of a modest scale and simple footprint with a low-level roof which would overhang the front of the loose boxes. The proposed building is of a simple, standard stable building design. The building would have a timber finish, including timber shingles to the roof.
- 4.8 There would continue to be pedestrian access to the application site from the garden of number 26. The vehicular access to the site (when required), and the access used for hacking out and leading the horses to their grazing land, would be via Church Lane, utilising the existing timber gated access shown in the photograph at 2.4.
- 4.9 Any further information reasonably requested by the Council will be provided during consideration of the application, and the agent would be grateful if the Council would discuss any questions or concerns at an early stage.

5.0 Planning Policy Context

- 5.1 Planning law requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Local Development Management Policies & Guidance

- 5.2 The site is within the administrative area of Barnsley MBC. Barnsley's statutory Development Plan consists of the Local Plan, the Joint Waste Plan, the Oxspring Neighbourhood Development Plan and the Penistone Neighbourhood Development Plan.
- 5.3 Following the adoption of the Local Plan in January 2019, Barnsley MBC produced new and updated Supplementary Planning Documents which contain advice for people applying for planning permission. The Council use these to help them make decisions on planning applications alongside the Local Plan.
- 5.4 Planning law requires that decisions are made in accordance with the development plan unless material considerations indicate otherwise (s38(6) of the Planning and Compulsory Purchase Act 2004 and s70(2) of the Town and Country Planning Act 1990).
- 5.5 As shown on the below extract from the Local Plan Map, the site lies immediately adjacent to the settlement of Worsbrough Village within the Barnsley Green Belt. The site is also adjacent to the Worsbrough Conservation Area.



5.6 The potentially relevant Local Plan Policies are:

SD1: Presumption in Favour of Sustainable Development
 GD1: General Development
 D1: High Quality Design & Place Making
 LC1: Landscape Character
 HE1: The Historic Environment
 BIO1: Biodiversity and Geodiversity
 GB1: Protection of the Green Belt
 BG3: Changes of Use on the Green Belt

5.7 Local Plan policies are generally supportive of appropriate uses and buildings in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of Green Belt.

5.8 New development must be of a high-quality design which respects the character of the area and the amenity of neighbours.

5.9 Any impact on trees and ecology must be fully understood as part of any development proposals and balanced against the benefits of the proposed development.

5.10 Local Plan policies are supportive of high-quality sustainable development which would deliver recreation opportunities by making appropriate use of land.

National Planning Policy Framework (NPPF)

5.11 The National Planning Policy Framework is a material planning consideration.

5.12 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. Paragraph 7 of the NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development.

5.13 Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that

opportunities can be taken to secure net gains across each of the different objectives):

- an **economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- a **social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- an **environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

5.14 Paragraph 9 of the NPPF explains that these objectives should be delivered through the preparation and implementation of plans and the application of the policies in the Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

5.15 The National Planning Policy Framework (at paragraph 11) sets out the Government's presumption in favour of sustainable development.

5.16 Paragraphs 145 and 146 of Section 13 identify that in Green Belt the material change of use of land, such as changes for outdoor recreation, and the provision of appropriate facilities for such uses, constitute appropriate development in the Green Belt. This is provided the development would preserve the openness of the Green Belt and not conflict with the purposes of including land within it.

6.0 Planning Considerations

Principle of Development

- 6.1 Paragraph 146 of the NPPF confirms that the change of use of land for outdoor sport or recreation constitutes appropriate development in the Green Belt. This is provided the use would preserve the openness of the Green Belt and not conflict with the purposes of Green Belt in that location.
- 6.2 The proposed use of this site as a horse paddock is an appropriate rural use on the edge of a village. The two horses would be kept for hobby purposes and not as a business, riding school or livery use. The keeping of horses on this land would not impact on the openness of the Green Belt.
- 6.3 This area of the Green Belt is designated as such primarily to safeguard the countryside from encroachment. The proposed use of the land for the keeping of horses, an appropriate countryside use, would not conflict with this purpose of the Green Belt.
- 6.4 Paragraph 145 of the NPPF confirms that the provision of appropriate facilities, including in connection with a change of use, for outdoor recreation constitutes appropriate development. Again, this is provided the facilities would preserve the openness of the Green Belt and not conflict with the purpose of the Green Belt in that location.
- 6.5 The erection of a stable block is an appropriate facility in this Green Belt area in association with the appropriate use of the keeping of horses. The siting, scale and design of the stable block is considered in the following sections of this report but it is considered that the proposed stable block, positioned adjacent to the existing two storey house, would preserve the openness of the Green Belt. The erection of a stable block of an appropriate siting, scale and design would not conflict with the purpose of the Green Belt in this location.

- 6.6 The proposed use and stable block are therefore acceptable in principle in planning policy terms subject to the material impacts of the detailed proposals being acceptable. Paragraph 8 of the NPPF identifies three overarching objectives to sustainability: economic, social and environmental. The potential material impacts of the scheme are considered under each of these headings below.

Economic and Social

- 6.7 The proposed development would deliver short term economic benefits through the provision of trade for local suppliers and contractors whilst the stable block is constructed.
- 6.8 The proposed equestrian development would result in an appropriate recreation use on this under-used area of countryside. This would deliver a social benefit to the family of the applicant and any occupiers of 26 St Mary's Garden in the future.
- 6.9 The location of the site means that it is well-connected to local countryside lanes and bridleways. There is also significant grazing land available to rent or possibly purchase in the local area.
- 6.10 These proposals would therefore deliver social benefits for the occupants of number 26 adjacent. The scheme would also bring this site into more efficient use, but in a sensitive way.
- 6.11 The development is therefore considered to be sustainable from an economic and social perspective.

Environmental

- 6.12 The existing site is a mown paddock which sits adjacent to number 26. The site is currently used on an occasional basis by the applicant's family for outdoor play but essentially it is just a mown area of land.

- 6.13 The proposal is to utilise this area of countryside for the keeping of two horses belonging to the applicant's family. This is an appropriate countryside use and seeing horses grazing on land would be entirely expected in a paddock at the edge of the village.

- 6.14 The use of this land for the keeping of two horses would have a neutral impact on the character and appearance of the countryside and the openness of the Green Belt.

- 6.15 The proposed stable block would be situated adjacent to the existing house, near to the substantial stone wall and in the context of the enclosed northern end of the site. From any public viewpoints to the east or south east the stable building would be seen against the existing boundary wall and house at number 26.

- 6.16 The stable block would be single storey and of an appropriate simple design and materials.

- 6.17 Due to the proposed position of the stable block relative to public viewpoints, the significant amount of vegetation, the rising land to the north and the boundary walling and timber site gates, the proposed development would not be unduly prominent in any public views.

- 6.18 The proposed stable block has been carefully sited and designed to sit comfortably within the site and the wider landscape.

- 6.19 The scheme approved under 2020/0275 included a metal sheet roof (amended from shale roof tiles at the request of the planning officer). This current proposal however includes timber shingles to the roof which would provide a softer appearance than metal sheeting. Timber shingles would also avoid the potential problem of the noise of rain or hail on a metal roof which can spook horses and would be potentially noisy for the applicant and his family who live immediately next to the proposed site for the stable.

- 6.20 The submitted tree and ecology survey reports demonstrate that these aspects have been considered at an appropriate level of detail and there would be no impact on trees or ecology resulting from the proposed scheme.
- 6.21 For these reasons, it is considered that the proposed stable building would respect the character and appearance of the existing site and its surroundings and would not have a significant impact on the openness of the green belt.
- 6.22 There is therefore no reason to conclude that the development would result in an undesirable change in the character and appearance of the area. Any concern there may be about a new building in this green belt location is outweighed by the ability to make appropriate use of this land and deliver an appropriate recreation activity for the applicant's family.
- 6.23 Due to the distances involved and the small scale of the proposals, this proposed development would not result in a significant loss of privacy or amenity for any nearby residents. Loss of a view and impact on property values are not material considerations but it is not considered likely that an impact on these elements would result anyway.
- 6.24 In addition, there is no reason to conclude that the vehicle movements associated with a small private-use stable block and the keeping of two horses would have any significant impact on the amenity of nearby residents.
- 6.25 The development is therefore considered to be sustainable from an environmental perspective.

Means of Access

- 6.26 On a day to day basis the pedestrian access between the garden at number 26 and the application site would be used to spend time with, and care for, the two horses.



- 6.27 The means of vehicular access to the proposed paddock and stable building would be via use of the existing gated access off Church Lane. This access would also be used for hacking out and leading the horses to grazing on local fields, to be rented if planning permission is secured.



- 6.28 It is not likely that keeping two horses on this site would result in a material increase in the number of vehicles using Church Lane or the surrounding highway network. Church Lane in any case is a private rural lane and vehicle speeds are generally low.
- 6.29 If planning permission is granted, the use of the site and stable block can be conditioned to be for two horses owned by the occupants of number 26 only, and for private hobby use and no livery. This would ensure that the use cannot

intensify. The scale of the proposed stable block and the size of the site itself would prevent any additional horses being kept on site anyway.

- 6.30 It is therefore considered that the site access off the private lane is suitable to provide safe and suitable access to the equestrian development. Given the scale of the development, there is no evidence that the use of the proposed access would result in unacceptable impact on highway safety or that the residual cumulative impacts on the road network would be severe, in terms of the tests set out at paragraph 109 of the NPPF.

7.0 Conclusion

- 7.1 This grassed area offers the opportunity to deliver an attractive and high-quality equestrian scheme for the occupants of 26 St Mary's Garden. The proposed use would be for hobby use and would involve a maximum of two horses.
- 7.2 This assessment of the site characteristics, and the relevant policies, leads to a conclusion that the principle of the equestrian use and building would be appropriate in the Green Belt.
- 7.3 It is considered that the proposed scheme would be a sustainable development in terms of the three overarching objectives set out in the NPPF. The development would make appropriate use of this site in a sensitive way.
- 7.4 The site plan indicates how the proposed stable block would be accommodated comfortably on this site whilst preserving the amenity of the countryside and the openness of the Green Belt. The proposed development would not have a significant impact on the wider landscape or character of the area. The proposed materials, including the timber shingle roof, would complement the appearance of the area.
- 7.5 The amenity of the existing neighbours would be preserved and there would be no impact on the existing trees or any ecological interests.
- 7.6 Use of the existing access to serve the small stable block can be achieved without unacceptable impact on highway safety or the road network.
- 7.7 It is therefore concluded that the development would be sustainable and would accord with local and national planning policies which allow for appropriate recreation uses in the Green Belt. The proposed scheme accords with the relevant Local Plan policies and should therefore be approved without delay.