

2022/0302

Miss Lara Brotherhood

Erection of Equestrian training facility (private use only) to include a timber built stable block consisting of 3 stables, a hay/ storage barn, a covered area to be used for shoeing and a 40 metre by 25 metre Equestrian training arena

Off Pinfold Lane, Thurgoland, Sheffield

Background

No planning history

Description

The site is set to the west of Pinfold Lane, Thurgoland and consists of approximately 5.5 acres of land which is currently being used as grazing paddocks for the applicant's horses. The site is accessed via a private unmade track off Pinfold Lane. The stable and hay/storage/shoeing areas which are the subject of this application have already been constructed and this aspect of the application is retrospective.

The site consists of four fenced horse fields with associated stable block and access. An area of woodland and a watercourse is set the north of the fields. The site is set within a rural location with woodlands and pasture to the north, east and west. To the south was an area of overgrown grassland and small allotments with residential properties beyond this.



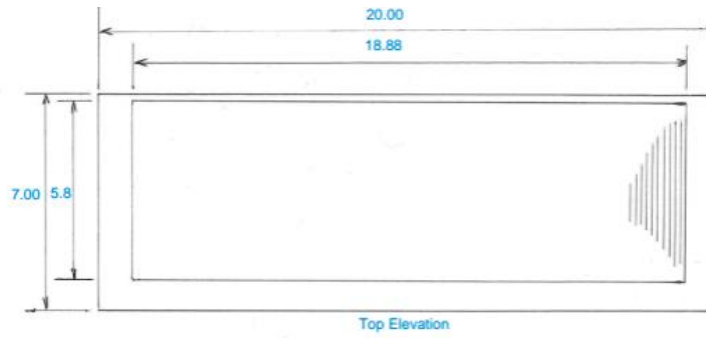
Proposed Development

The proposal involves the formation of an equestrian training facility (private use only) to include a timber built stable block consisting of 3 stables, a hay/ storage barn, a covered area to be used for shoeing and a 40 metre by 25 metre equestrian training arena. The works are to create a private equestrian facility for the applicant for keeping and training her horses.

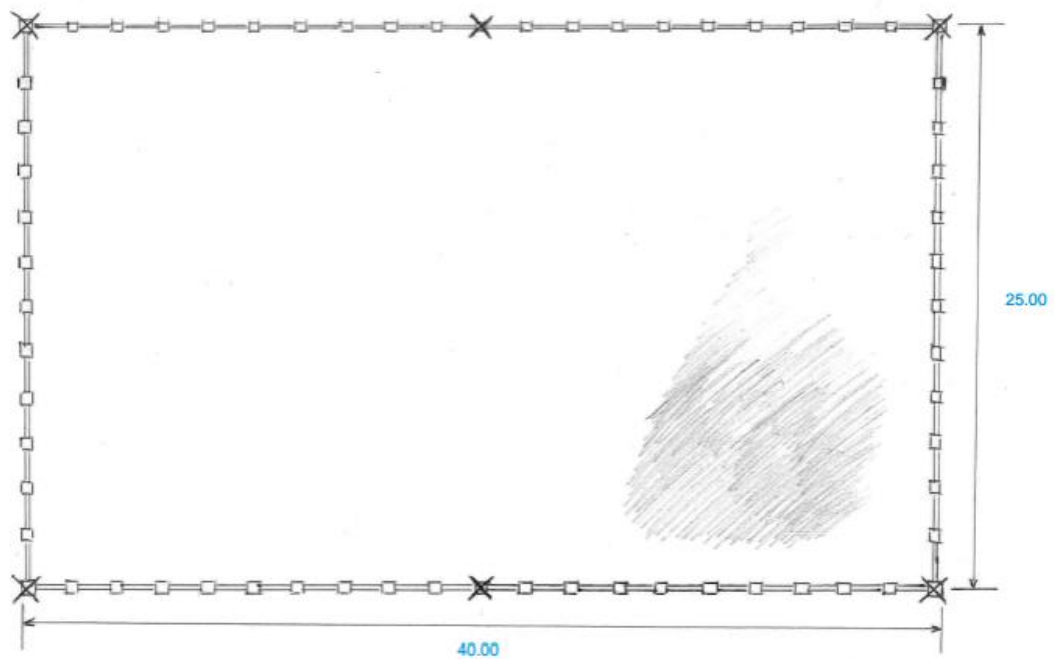
The proposed arena would be surrounded by 1.5m high timber fencing and would be surfaced with an Eco Fibre graphite coloured material. The proposed stables measure approximately 20m by 7m (which includes the overhanging roof and is constructed of timber with a sheet roof. The proposed hay storage barn and covered shoeing area are attached at either ends of the stable block. The stables are to be sited in the south eastern part of field with the arena set to the west of the field. All modifications to the stable and the creation of the arena will be within the red line and not impact upon any surrounding habitat. No trees or hedgerows are to be removed as part of the proposal.

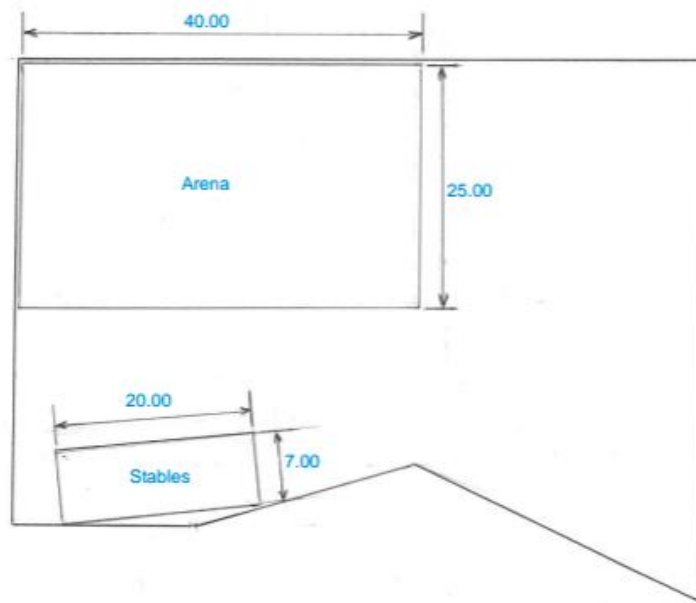
During the processing of the application, the applicant has provided further information with the submission of a further highways plans and with the submission of a Preliminary Ecological Appraisal and an Ecological Enhancement Plan.





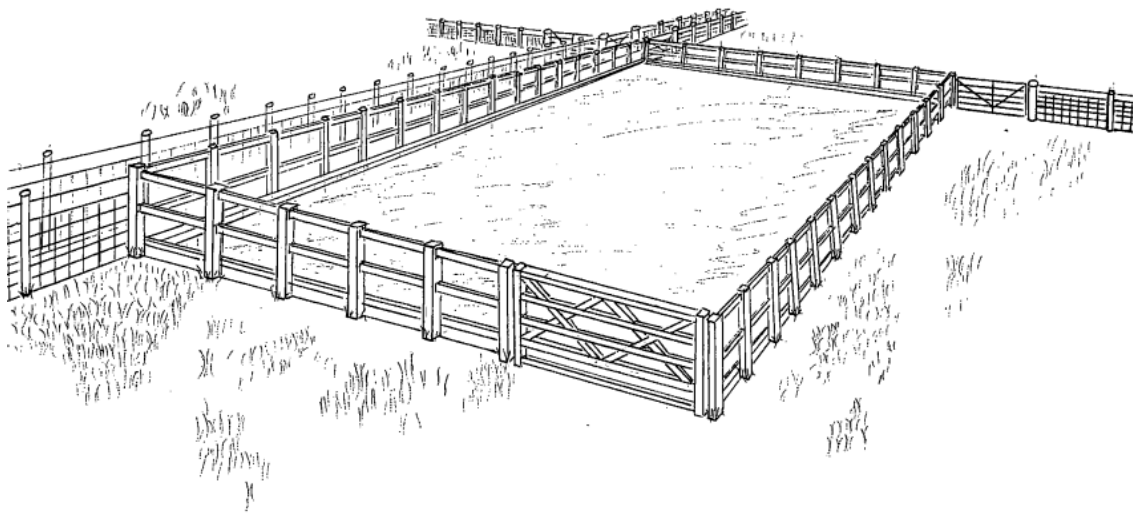
X Denotes location of 6 No Lights (LED) mounted at fence post level to reduce light pollution

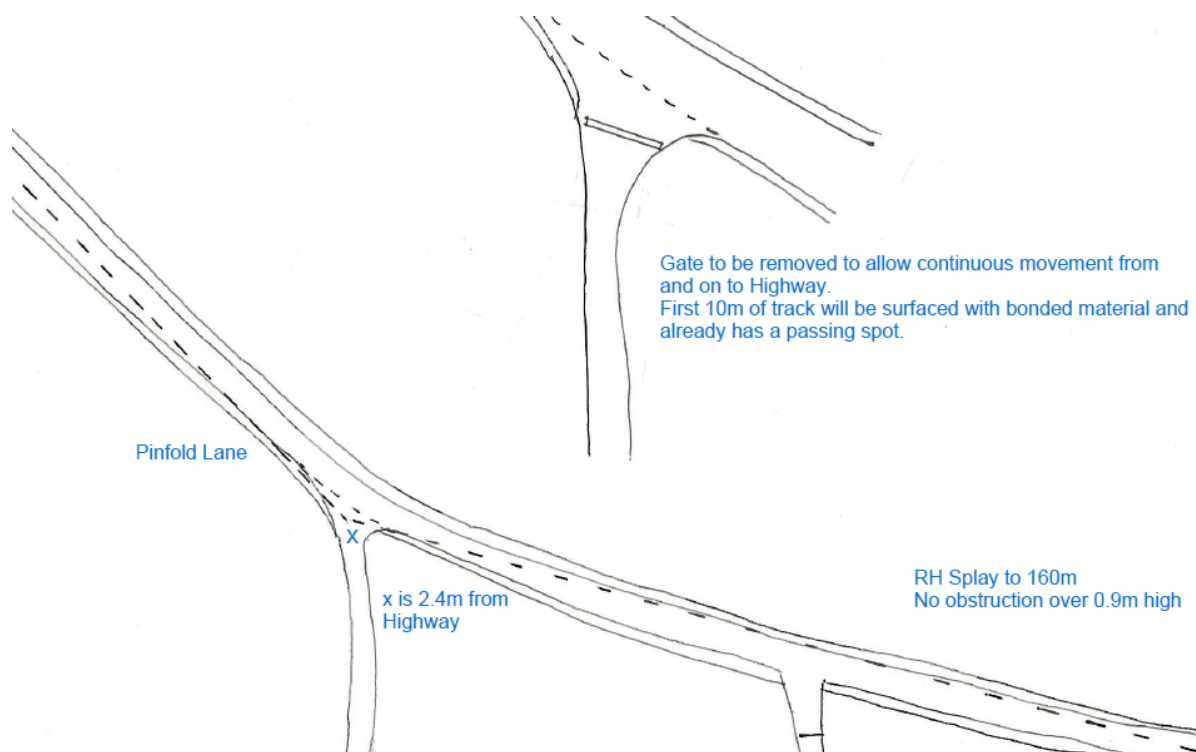




Scale 1:400

All Dimensions in Metres





Policy Context

Local Plan

The site is allocated as Green Belt within the adopted Local Plan.

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022.

The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

The site is allocated as Green Belt within the adopted Local Plan and the following Local plan policies are of relevance:-

Policy GD1 General Development

Policy T4 New Development and Transport Safety

Policy BIO1 Biodiversity and Geodiversity

Policy D1 High Quality Design and Place Making

Policy GB1 Protection of Green Belt

Policy POLL1 Pollution Control and protection

NPPE

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 13. Protecting Green Belt Land

Paragraph 149 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.

Consultations

Thurgoland Parish Council – No comment

Highways – No objections subject to conditions

Pollution Control – No objections

Drainage – No objections details to be checked by building control

Ecology – No objections subject to conditions

Representations

A site notice was posted adjacent to the site, no comments have been received as a result.

Assessment

Principle of development

Timber built stables and horse riding arenas such as the ones 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.

Para 149 also allows the erection of buildings within the Green Belt for the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport. The proposed stables (retrospective) and arena are considered an appropriate and essential facility for the applicant's own horses who are stabled on the land. The applicant also lives close to the site therefore the proposal is justified and is acceptable in principle.

Visual Amenity

The size and design of the stable building on the site are considered to be acceptable and are constructed from timber with a sheet roof. The stables are necessary in size for the stabling/shelter of the applicant's own horses and for the storage of feed/tack and a covered area for shoeing. The stables are also a similar size and design to other stables commonly found in the Green Belt.

In terms of visual impact, the stables have been set well into the site and are not overly visible from surrounding areas. The associated arena is set on an area of the paddock where the land is fairly level, therefore there would be minimal cut and fill required. The arena is 40m by 25m which is of a standard size for a riding arena and will be surfaced with an Eco fibre which is a typical surfacing material. Given the discreet location of the stables and the arena, they are screened by existing woodland and therefore they would not cause sufficient detriment to the openness or visual amenity of the Green Belt. Additional hedgerow planning is also proposed which will provide further screening and ecological enhancements. The proposal is considered acceptable in terms of Local Plan policy GB1.

Residential Amenity

The Pollution Control Officer has been consulted and has no objections to the proposal and consider that 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, therefore there are no conditions/objections recommended.

There are residential properties to the south and the north west of the site however they are in excess of 100m away from the site and should not be significantly impacted. In terms of disturbance, the applicant is currently using the site for equestrian purposes and the stables are existing. Equestrian uses and activity are often found in the Green Belt and as the stables and riding arena is for personal use only for the applicant and their own horses, the proposal is considered to be acceptable and the proposal would not have a significant impact upon the amenity of the surrounding residents.

A condition should be applied to any approval to ensure that the horse riding arena and stables shall only be used for domestic purposes and not in relation to any business or commercial activity which will require the separate express consent of the Planning Authority. Given the above, the proposal is therefore acceptable when measured against Local Plan policy POLL1 Pollution Control and protection.

Highway Safety

The site is located off Pinfold Lane a classified road which is a rural access route with no footways or street lighting that is bounded by highway verge and hedgerow which is subject to the national speed limit. The application proposes to provide an equestrian facility comprising 3 stables an arena and ancillary areas for 'private use only'. Access will be gained over an unmade track that currently provides access which is gated close to the junction with Pinfold Lane. The existing gate to the site will be removed preventing the need for vehicles to wait on the highway whilst gates are opened or closed causing an obstruction. The first 10m of the track will be surfaced in a bound material for the first 10m from the highway to prevent mud, loose material and detritus being tracked onto the highway and to prevent surface water from the site discharging onto the highway. The applicant has provided a drawing showing visibility splays of 2.4m x 160m to comply with CD 109: Table 2.10 Design Speed Related Parameters which are within the control of the applicant and contain no obstruction over 0.9m which is acceptable to the Highways Officer.

Additional vehicle movements generated by the private use of the site would be unlikely to impact on highway safety or the local highway network, however, the private use should be conditioned for retention, as changing the use of the proposed equestrian training facility to a livery service or to a business use for training horses, would involve additional vehicle movements including horseboxes or large cars with trailers, which would be likely to be unacceptable.

The Highways Officer has no objection to the application on highway grounds subject to the equestrian facility remaining in private use and subject to highways conditions. 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 in accordance with policy T4 of the Local Plan.

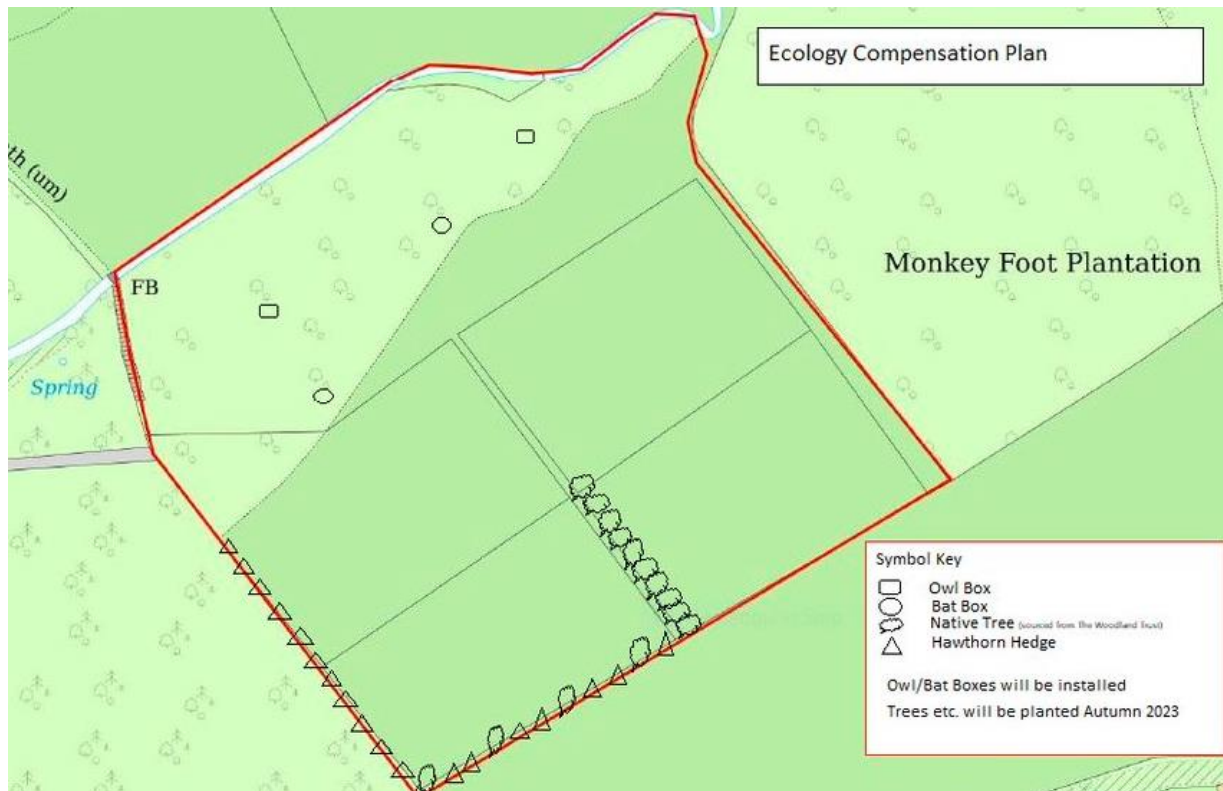
Biodiversity

The Ecology Officer has been consulted and given the extent of the works required for the stable and arena has requested the submission of the Preliminary Ecological Appraisal. The applicant submitted the requested document during the processing of the application along with mitigation measures and an Ecology Mitigation Plan.

The report concludes that 'The proposed works are sufficiently distant from any designated sites that there will be no impact on such sites by the works. No badger setts, or field signs, were identified within the survey area. Therefore, there will be no impact on badgers by the proposed works. There are no watercourses within the survey area although a brook is situated on the boundary of the survey area. Works will remain of sufficient distance from this watercourse to prevent any negative impacts on this habitat. Therefore, there will be no impact on water vole, otter, or white clawed crayfish. The stable block was assessed as having negligible bat roost potential due to lack of suitable roosting features. No field signs or roosting bats were identified. Therefore, the proposed works will not impact on any roosting bats within structures. A large proportion of the woodland within the survey area was assessed as having low suitability for roosting bats and one oak tree was assessed as having moderate suitability.

These trees will not be affected by the proposed works, and therefore, no roosting bats within trees will be impacted by the proposals.'

The proposal would not require the removal of any trees/hedgerows and the plans show additional planting along the boundaries. The Ecology Officer has reviewed the appraisal and has no objection subject to the development being carried out in accordance with the following biodiversity mitigation and enhancement measures within the Ecology Report and the Ecology Compensation plan below:-



The proposal is therefore acceptable when measured against policy BIO1 of the Local Plan.

Recommendation

Grant subject to conditions