

**PLANNING APPLICATION FOR THE
ERECTION OF A TEMPORARY
RURAL WORKERS DWELLING
AT LAND AT BROWN'S EDGE ROAD**

PLANNING STATEMENT

**on behalf of
Miss A. Hawley**

C/3478

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1.0 INTRODUCTION

Purpose

- 1.1 This statement has been prepared in support of a planning application for the erection of a temporary rural workers dwelling for a period of three years at land at Brown's Edge Road, Ingbirchworth, Sheffield.
- 1.2 This statement describes the site and its surroundings before setting out the planning policy context under which the application should be considered. The planning merits are then examined and the conclusion is reached that the development conforms with planning policy and that there are no material considerations which indicate that planning permission should not be granted.

2.0 DEVELOPMENT IN CONTEXT

Site Location

- 2.1 The proposed development site is located approximately 11 miles to the west of Barnsley town centre and falls within the greenbelt.
- 2.2 The full extent of the site is made up of over 40 hectares of open land. The site has been used for a mix of agricultural and equestrian uses for a number of years.
- 2.3 The site is in an extremely isolated location within the greenbelt adjacent to Broadstone Reservoir. The site lies just beyond the north western edge of Whitley Common, a prominent ridgeline which includes three wind farms. In between the wind farm and the proposed site lies a parcel of land used for flying model aircraft. There are no neighbouring properties within the immediate local area.
- 2.4 Access to the site is taken from a private access road off Brown's Edge Road.



Site Location

3.0 PLANNING HISTORY

- 3.1 The following applications are considered to be of relevance in determining this application and are summarised below:

2013/0126

- 3.2 A planning application is in progress for the erection of a building for the purposes of hay and tack storage, use of the existing building, land and ménage as an equestrian livery (D2) and for the purposes of horse breeding. It is subject to a S106 agreement ensuring that the barn is not completed. However works commenced and the area was dug out and levelled. It is now proposed that this area becomes the application site for this proposal for a temporary rural workers dwelling.

2009/1396

- 3.3 Planning permission was approved on 22nd February 2010 for the erection of a barn and formation of parking area.

2008/0736

- 3.4 Planning permission was approved on 14th July 2008 for the formation of a riding arena.

4.0 DEVELOPMENT PROPOSAL

- 4.1 This planning application proposes the erection of a temporary rural workers dwelling at land at Brown's Edge Road.

- 4.2 The proposed dwelling will meet the definition of a caravan under the Caravan Sites and Control of Development Act 1960. It is likely that this will consist of a 20ft x 40ft 2-bed log cabin or similar.

- 4.3 Planning permission has previously been sought for the erection of an additional barn unit and parking area on site (application ref: 2009/1396). The barn was to be located opposite the existing barn on site on the other side of the access track. Whilst this area was dug out and prepared for development construction never took place and it is now proposed that the temporary dwelling will be located here instead.

- 4.4 This location will allow the dwelling views up to the site entrance and across the yard increasing the site's security, whilst its placement, in a dipped section of the site, means that it will not negatively impact upon any local views across the green belt.

- 4.5 Vehicular and pedestrian access to the dwelling will be via the existing private track off Brown's Edge Road.

- 4.6 The proposed temporary dwelling is essential to the applicant's plans to complete the move of their current stud farm/horse breeding operation, previously based at Dale Green Farm in Kirklees, to the Brown's Edge Road site. This is due to the Brown's Edge Road site being larger, providing the space necessary to breed, train and maintain the highest quality mares and foals. The stud farm would run alongside an existing livery business on site with 10 livery horses and 7 brood mares using the site at any one time. In terms of the breeding programme; mares would be artificially inseminated and therefore, no stallions would be kept on site.

- 4.7 The stud farm will require constant supervision on site throughout the day and night to care for the mares and their foals especially during birthing. Therefore, the erection of a temporary dwelling would allow 2no. staff to stay on site 24hours a day providing constant

supervision for the horses and additional security for the site given the value of the horses on site.

5.0 PLANNING CONTEXT

Introduction

- 5.1 This section identifies the national, regional and local planning context for the proposed development, with a specific focus on policy concerning design and access. A review of these policies has shaped the design and layout of the proposal and the overall site.

Relevant Plans and Policies

- 5.2 Section 38[6] of the Planning and Compulsory Purchase Act 2004 requires that in determining planning applications, local planning authorities are required to determine the application in accordance with the development plan unless material considerations indicate otherwise.
- 5.3 At the time of the application the statutory Development Plan for the site consists of the 'saved' policies within the Blackpool Local Plan (adopted 2006).

National Planning Guidance

- 5.4 The National Planning Policy Framework [NPPF] was issued in March 2012 and immediately replaced the old system of PPGs and PPSs.
- 5.5 The NPPF introduces a presumption in favour of sustainable development [para. 14], whereby proposed developments which correctly balance the requirements of economic, social and environmental issues should be granted planning permission unless there are strong reasons that permission should not be granted.
- 5.6 The new NPPF came into force straight away. Planning policies in existing development plans that were adopted prior to 2004 are now to be given limited weight in the decision making process [para. 215].
- 5.7 With regards to this application the following extracts are considered of particular relevance:

Paragraph 28: Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- *Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;*
- *Promote the development and diversification of agricultural and other land-based rural businesses...*

Paragraph 55: To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- *the essential need for a rural worker to live permanently at or near their place of work in the countryside; or...*

Paragraph 80: Green Belt serves five purposes:

- *To check the unrestricted sprawl of large built-up areas;*
- *To prevent neighbouring towns merging into one another;*
- *To assist in safeguarding the countryside from encroachment;*
- *To preserve the setting and special character of historic towns; and*
- *To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

Local Planning Policy

- 5.8 Section 38[6] of the Planning and Compulsory Purchase Act 2004 requires that when determining planning applications, local planning authorities must determine the application in accordance with the development plan unless material consideration indicates otherwise.
- 5.9 At a local level relevant policies include those contained within the Barnsley Core Strategy (adopted September 2011).

Barnsley Core StrategyPolicy CSP21: Rural Economy

5.10 We will encourage a viable rural economy by allowing development in rural areas if it:

- supports the sustainable diversification and development of the rural economy; or
- results in the growth of existing businesses; or...

Development in rural areas will be expected to:

- be of a scale proportionate to the size and role of the settlement
- be directly related, where appropriate, to the needs of the settlement
- not have a harmful impact on the countryside, biodiversity, Green Belt, landscape or local character of the area
- consider the re-use of existing rural buildings in the first instance; and
- protect the best quality agricultural land.

Policy CSP29: Design

5.11 Design Principles:

High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley, including:

- topography, Green Infrastructure assets, important habitats, woodlands and other natural features
- views and vistas to key buildings, landmarks, skylines and gateways
- heritage, townscape and landscape character including the scale, layout, building styles and materials of the built form particularly in and around:
 - Penistone and the rural villages in the west of the borough

Development should:

- contribute to place making and be of a high quality, that contributes to a healthy, safe and sustainable environment
- help to transform the character of physical environments that have become run down and are lacking in distinctiveness

- enable all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled people and older people
- contribute towards creating attractive, sustainable and successful neighbourhoods...

Policy CSP34: Protection of Green Belt

5.12 The general extent of the Green Belt is shown on the Core Strategy Key Diagram.

Its detailed boundaries will be shown on the Proposals Maps which will accompany the Development Sites and Places DPD.

In order to protect the countryside and open land around built up areas the extent of the Green Belt will be safeguarded and remain unchanged.

The Green Belt boundaries will be subject to localised review only which may result in changes necessary to deliver the borough's distribution of new employment sites as set out in CSP12.

6.0 PLANNING ISSUES

6.1 Section 38[6] of the Planning and Compulsory Purchase Act 2004 requires that the starting point for planning applications is the development plan. Applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In accordance with Section 38[6], the main issues of relevance to this application are as follows:

- Principle of Development
- Visual Amenity
- Residential Amenity

6.2 Each of these will now be considered in turn.

Principle of development

6.3 The application proposes the erection of 1no. temporary rural workers dwelling for a period of 3 years to accommodate employees of the stud farm. The development is considered to represent minor development within the Green Belt and as such the potential harm is considered to be negligible.

- 6.4 The proposed temporary dwelling is essential to the applicant's plans to complete the relocation of their successful stud farm/horse breeding operation from their previous site at Dale Green Farm in Kirklees to the Brown's Edge Road site. At present the breeding programme runs from a site of 8 acres, the new site would provide 18 acres of land to expand this side of the business.
- 6.5 The applicant is seeking to breed, train and maintain the best possible mares and foals to achieve sporting excellence. She has represented Great Britain twice at European Championship level and is looking to develop a business which will provide the opportunity to breed and maintain horses of this calibre for the future. The current stud farm mares are being bred with stallions owned by Olympic medal winner Pippa Funnell. The business is well planned and will be financially viable.
- 6.6 The existing facilities on site provide space for 17 horses, it is proposed that 10 of these will be livery horses, housed as part of a livery service which will provide financial stability to the breeding programme, and 7 of these will be brood mares, artificially inseminated off site so that no stallions need to be housed on site.
- 6.7 It is important that mares and foals are located on site with all necessary facilities to ensure their future training is of the highest quality. Additionally, there is an expectation with a business which deals with horses of this calibre that the facility provided will be on a single site and of the highest standard. Typically foaling takes place during the night and it is fundamental that supervision is available without delay as if complications arise stock can be lost. Although a birthing alarm can be attached, if any problems are not addressed within less than five minutes, the death of the foal and mare is likely. In addition, horses (particularly foals) are susceptible to illness and colic which can develop quickly during the night. Being within 'sight and sound' of the horses offers the best means of detecting illness at an early stage and preventing it from developing further; to allow for the animal to be walked every half an hour through the night for example. Therefore, the erection of a 2-bed temporary rural workers dwelling is essential to allow 2no. staff to stay on site 24 hours a day to provide constant supervision for the horses.
- 6.8 It is considered that the scale and size of the proposed dwelling is proportionate to the functional requirements of the business. There is a need for 2no. employees on the site as there is a requirement for 24 hour supervision. The erection of a 2-bed agricultural dwelling would provide these staff members with a place to stay overnight so that they could be in close proximity to the horses in case of emergency.

- 6.9 The threat of theft and criminal damage also contributes towards the need for a 24 hour presence on the site. The nature of the business is such that all horses kept at the site, along with their equipment will be particularly valuable and cost many thousands of pounds. Accordingly, without on site accommodation, the Stud Farm could become a target for thieves. Indeed, insurance premiums are also exorbitant without a permanent presence on site.
- 6.10 As a result of the need for constant supervision of the horses on site it is considered that the only suitable location for the dwelling would be on site. This is because in cases of emergency staff would need to reach the horses within a few minutes and because of the isolated location of the farm there are few existing properties close to the development site which are fit for purpose. A limited number of farmsteads are situated within a reasonable distance of the application site. However these properties and the land which they encompass are far beyond the needs of the applicant and their purchase ability in order to obtain a dwelling and therefore would not be economically viable. Properties further afield would not provide the level of supervision necessary to meet animal welfare needs and the needs of the business. Also, there are no existing buildings on site which would be suitable for residential living. Accordingly, the only option is to erect a temporary dwelling on site.
- 6.11 For these reasons the principle of development is established. In any event no alternative accommodation is available nearby. A desk-top study of available accommodation in the area was undertaken. From this it was found that there are only 3no. properties currently on the market within a 1 mile radius of the site. One is a 4-bedroom cottage on the market for £639,950, another is a 6-bedroom barn conversion priced at £700,000 and lastly there is a 4-bedroom barn conversion on the market for £650,000. It is considered that all three of these properties are too large for the needs of the applicant and beyond their purchasing ability.

Visual Amenity

- 6.12 Policy GS8B requires that new dwellings should be sited adjacent to existing or proposed farm buildings to be permitted. The proposed location of the dwelling, opposite the existing barn on site on the other side of the access track means that all the built elements on site are contained within a small area. Additionally, because of the topography of the site, with the land sloping upwards from Brown's Edge Road views of the site are limited and as a result it is clear that the proposed development would result in significant harm to the openness and visual amenities of the Green Belt.

- 6.13 The proposed dwelling meets the definition of a caravan which it is considered is sufficiently modest, appropriate to the locality and will safeguard the visual amenities of the countryside.

Residential Amenity

- 6.14 There are no neighbouring properties regarding this site. The closest neighbour is 0.5 miles away. It is therefore considered that the development will not impact upon local residential amenity.

7.0 CONCLUSION

- 7.1 The proposed erection of a temporary rural workers dwelling at this location is considered to be acceptable and fully justified in respect to animal welfare and security. As such it satisfies all national and local policy.

- 7.2 For these reasons it is considered that planning permission for the proposed development should be granted.**