

Item B. 1 **06/00081/FUL** **Permit retrospective planning permission**

Case Officer **Mr David Stirzaker**

Ward **Clayton-le-Woods West And Cuerden**

Proposal **Retrospective planning application for the retention of 2 No stable block adjacent to existing stables**

Location **Clayton Hall Stable Spring Meadow Clayton-Le-Woods Lancashire PR25 5SP**

Applicant **Mr James Manning**

Proposal This retrospective application proposes the retention of a timber stable building, which comprises of two loose boxes. The building is sited next to the existing brick stable block and measures 6m wide by 3.7m deep by 3.3m to the roof at the front and 2.7m to the roof at the rear.

Background The application relates to Clayton Hall Stables, which have historically been in livery use for many years and are located just outside of the Clayton Le Woods settlement area in the Green Belt to the southeast of the Spring Meadow estate. They also lie within the Cuerden Valley Park and are just east of Clayton Hall, which is a Scheduled Ancient Monument (SAM) and comprises of a demolished 17th century hall with moats and adjacent fishponds.

Members will recall that the applicant is currently residing on the site in a mobile home, which does not have the benefit of planning permission. Several small timber outbuildings have also been erected and a large area of hardstanding has been created. This matter (ref no. 05/00921/FUL) was scheduled to be reported to 20th December Committee in 2005 with a recommendation to refuse retrospective permission but the application was withdrawn prior to the meeting. A separate report on that same agenda sought and acquired authorisation for the issue of an Enforcement Notice requiring the mobile home, outbuildings and hardstanding to be removed. This notice has now been served and is the subject of a separate appeal for which a hearing date is being awaited.

Planning Policy GN5 - Building Design & Retaining Landscape Features
DC1 - Development in the Green Belt
HT11 - Archaeological Sites of National Importance
HS14 - Agricultural Workers Dwellings & Agricultural Occupancy
LT8.3 - Valley Parks
SPG - Development Involving Horses
PPG2 - Green Belts
PPS7 - Sustainable Development in Rural Areas (Annex A)

Planning History 05/00792/FUL – Retrospective planning application for the formation of a manege measuring 40m by 20m (permitted).

05/00921/FUL - Retrospective application for the erection of stables and siting of mobile home

(withdrawn prior to determination).

06/00258/FUL - Retention of 6 no. Lights to the manege, variation of condition no. 4 of 05/00792/FUL (refused).

Representations

One letter of objection has been received, the contents of which can be summarised as follows: -

- The access track has deteriorated due to extra traffic
- The stable block detracts from the character and appearance of the original stable block
- Stable block adds to the general chaotic appearance of the site and the previous views through the site to the pastures below, the stream and the golf course have now been obliterated
- Extra traffic also raises safety issues
- Other issues are raised in relation to the lights and the mobile home, other buildings and hardstanding which are the subject of the Enforcement Notice appeal

Consultations

Clayton-Le-Woods Parish Council has not raised any objections to the application.

LCC (Highways), The Head of Environmental Services and The Head of Public Space Services (Engineering Services Group) raise no objections to the application.

Assessment

The stable building is sited adjacent to the existing brick stable block and is of a scale and design that complies with the Council's SPG on Development Involving Horses. The stable block is of significantly less bulk and scale than the existing stables hence its impact upon the openness of the Green Belt is considered to be minimal. The use of timber also means the building does not occupy the same degree of permanency as the brick built stables hence it can easily be removed if/when no longer required in the future. A condition is recommended covering this.

In terms of the impact of the building upon the adjacent Clayton Hall Scheduled Ancient Monument (SAM), given the close relationship of the building to the existing stables, it is considered that the stables do not cause harm to the character and setting of the Clayton Hall SAM.

In terms of the comments raised in the representation made raising objections on the basis of additional traffic etc, no objections have been received from both LCC and CBC (Highways) and it should also be noted that the Council's Head of Environmental Service has raised no objection to the stables. In terms of the other issues raised in the objection letter, permission for the lights has been refused under delegated powers and the mobile home, other buildings and hardstanding are the subject of an appeal against the Enforcement Notice, which required their removal.

Conclusion

On the basis of the above, it is considered that this proposal accords with the objectives and requirements of the requisite planning policies listed in the relevant section of this report hence it is recommended that planning permission be granted subject to the recommended condition.

**Recommendation: Permit retrospective planning permission
Conditions**

1. If the use of the stable building hereby permitted ceases for a period exceeding 6 months within 10 years of the date of this permission, it shall be removed from the site and the land restored to its original condition prior to development.

Reason: To protect the character and appearance of the area, and avoid the proliferation of buildings in the Green Belt for which there is not a continuing need and in accordance with Policy Nos. DC1 and EP8 of the Adopted Chorley Borough Local Plan Review.
