

**Item 4f**                      **12/00782/FUL**

**Case Officer**            **Helen Lowe**

**Ward**                        **Lostock**

**Proposal**                   **Application for a two room stable with hay store & tack room with wind turbine (height 7.77m to hub, 8.65 m to blade tip) and poly-tunnel**

**Location**                 **Stoat Hall Fisheries Back Lane Bretherton OrmskirkPR26 9BE**

**Applicant**                 **Mr Fred Mitchell**

**Consultation expiry:** **7 September 2012**

**Application expiry:** **11 October 2012**

### **Proposal**

1. This application proposes the erection a stable block, wind turbine and poly tunnel. The proposed stable block would comprise of two stables, a hay store and tack room. The whole building would measure 12m long by 4m wide, with a maximum height of 3.55m. It would be constructed from timber boarding with a galvanised steel roof. The proposed wind turbine would measure 7.77m high to the hub and 8.6m to the blade tip. The proposed poly tunnel would measure 2.4m wide by 3m long and 2.3m high.
2. All three buildings/structures are to be located within the boundary of Stoat Hall Fisheries. The site presently contains two large fishing ponds that are open to the public, and a further breeding and stock pond. There is also an existing building that is used for machinery and general storage. There is also a small polytunnel sited adjacent to the building on site. The site is located within the Green Belt
3. A previous application (09/00017/FUL) for stables has been refused on the grounds that no evidence was submitted to demonstrate that the stables would be used for equestrian purposes and there was insufficient grazing land available on the site for two horses (the proposal also included a pole barn was refused as there was insufficient agricultural justification).

### **Recommendation**

4. It is recommended that this application is granted conditional full planning consent

### **Main Issues**

5. The main issues for consideration in respect of this planning application are:
  - Principle of development within the Green Belt
  - Impact on the neighbours

### **Representations**

6. No letters of objection or support have been received
7. Bretherton Parish Council make the following comments:
  - The horses are not his and he rents out the land to two other people;
  - He also rents out his land as an allotment, and not for his own use;
  - He does not need a turbine to generate electricity, the site already has mains electricity and generators.

### **Consultations**

8. Lancashire County Council (County Land Agent) makes the following comments:

- The applicant owns two horses, which are used by family members for riding purposes;
- At the time of inspection these were not on site
- The horses would be able to graze land immediately available to the south of the proposed stable block, but also land around pond number 4. There will be approximately 1.5 acres of grazing land available;
- Unlike when dealing with previous applications, the applicant does now own some horses, although these were not present at the time of the inspection;
- In addition the area of land proposed for grazing has been reseeded, and improved. The area of land available will be acceptable for the two small horses owned;
- The design of the building is of a typical timber type construction, and whilst the size of the building is acceptable, it could be reduced in size;
- The proposed site of the building is suitable from an operational point of view, being relatively close to existing buildings /car parking area and immediately adjoining

9. Lancashire County Council (Highways) no objection.

## **Assessment**

### **Principle of Development within the Green Belt**

#### **Stables**

10. The size, scale, design and proposed materials of the stables comply with the Council's SPG and policies on development involving horses and the adopted SPD on Rural Development. Appropriate facilities for outdoor sport and recreation (provided that they preserve the openness of the Green Belt) are considered to be appropriate development in the Green Belt as set out in the Framework. Conditions can be attached to secure that the stables are used for private use only. However, due to the small scale of the stables and the existing traffic movements to the fishing ponds at the site, it is considered that use of the stables by someone other than the applicant would not be unduly harmful.
11. As the applicant has now improved the grazing land and stated that they do own two horses, it is considered that the previous reasons for refusal relating to the stables have been overcome.

#### **Wind Turbine**

12. Paragraph 98 of the NPPF states that when determining planning applications for energy developments local planning authorities should not require applicants to demonstrate the overall need for renewable or low carbon energy and also recognises that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions.
13. Paragraph 91 also acknowledges that when located within the Green Belt, elements of many renewable energy projects will comprise inappropriate development. Very special circumstances will need to be demonstrated if projects are to proceed. It goes on to advise that such very special circumstances may include the wide environmental benefits associated with increased production of energy from renewable sources.
14. Policies in the Adopted Chorley Borough Local Plan Review and Core Strategy also seek to support proposals for proposals for renewable energy, provided that they do not harm the character and appearance of the area in which they are located.
15. The proposed turbine would be located adjacent to the existing stock pond, close to existing buildings on site. No new access would be required and the site is well screened by mature trees and hedging. The wider surrounding landscape is relatively flat and open and very rural in character. The site is not close to any built up areas. The turbine proposed is relatively small and although the surrounding landscape is largely flat it is not considered that it would be unduly prominent or visually intrusive. The turbine would therefore have a very limited visual impact upon the open and rural character of the area, and in light of central government support for such proposals it is considered that this element of the proposal is acceptable.

## **Polytunnel**

16. The proposed poly tunnel does not appear to be for any commercial agricultural enterprise, given its very obvious temporary nature (the proposed method of construction does not involve any laying of foundations), its lightweight construction and siting adjacent to the proposed stables and within an area already used for vegetable growing, it is considered that this element of the proposal is acceptable and would cause very limited harm to the Green Belt. It is recommended that a condition be imposed to require its removal from the site should the use cease.

## **Impact on the neighbours**

17. The nearest residential property is Odd House and is approximately 80m to the south. It is not considered that the proposal would have any undue impact upon the amenities of neighbouring occupants.

## **Overall Conclusion**

18. The application site falls within the designated Green Belt, with the proposed wind turbine defined as inappropriate development in the NPPF. However, the turbine would be located adjacent to the existing buildings and no new access or hardstanding would be required. The turbine and polytunnel would give rise to some level of visual impact, but given the size, scale and location of the proposal this would be minimised. The environmental benefits and potential carbon reduction benefits of the proposed scheme should be attached considerable weight. The proposed stables are considered to be appropriate development. The proposal is accordingly recommended for approval.

## **Planning Policies**

National Planning Policies:

National Planning Policy Framework (NPPF)

Adopted Chorley Borough Local Plan Review

Policies: GN5, EP7, EP8, EP23, EP24

Supplementary Planning Guidance:

- Development Involving Horses

Joint Core Strategy

Policy 13, 28

Supplementary Planning Document: Rural Development

Chorley Local Plan 2012-2026 Publication Site Allocations and Development Management Policies Development Plan Document

## **Planning History**

93/00440/FUL Formation of vehicular access provision of hardstanding and erection of wooden building in connection with the management and maintenance of OS Field No 7978 for agricultural and forestry purposes and as a wildlife haven, Approved 6 December 1993

01/00300/FUL Alterations to existing fish farm, Withdrawn 6 June 2001

01/00625/COU Enlargement of existing fish pond and use of both existing pond and enlarged pond for angling, Approved 31 October 2001

97/00887/FUL Retention of fencing and borehole housing, Approved 10 June 1998

07/01221/FUL Formation of new breeding pond and extension to existing pond to form stock pond, additional WC, 2 no. electricity sub station boxes, erection of stock proof fencing and landscaping, Approved 22 February 2008

08/01007/FUL Erection of a storage barn, polytunnel and two stables with hay barn and tack room, Withdrawn 28 November 2008

09/00017/FUL Erection of pole barn for machinery storage, erection of poly tunnel to grow produce for personal use and erection of stable block comprising of two stables, feed store and tack room, Refused 8 June 2009

09/00428/FUL Proposed single storey lean to extension to existing workshops to provide secure storage for machinery used in the upkeep of the fishery and its grounds, Approved 29 July 2009

**Recommendation: Permit Full Planning Permission  
Conditions**

1. No manure shall be stored on the site unless a scheme for the containment and storage of manure (notwithstanding any such detail shown on the approved plans) has been submitted to an approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with approved plans prior to the first use of the stables.

*Reason: To prevent the pollution of the water environment and amenity of neighbouring residents and in accordance with Policy Nos. EP17 and EP8 of the Adopted Chorley Borough Local Plan Review.*

2. Where use of the stables, polytunnel or windturbine for the authorised purpose ceases for a period exceeding 6 months within 10 years of their substantial completion they, and any associated midden and hardstanding shall be removed from the field and the land topsoiled and seeded with grass in the first planting season thereafter.

*Reason: To avoid the proliferation of buildings in the Green Belt for which there is not a continuing need.*

3. The approved plans are:

Plan Ref.	Received On:	Title:	Application
A1/PR26/2012/001/A Drawing	3 August 2012	Planning	
A4/PR26/2012/001/07/A	20 August 2012	Proposed windcharger	
A4/PR26/2012/001/008/A	20 August 2012	Proposed polytunnel	
	3 August 2012	Appendix pages 1, 2 & 3	

*Reason: To define the permission and in the interests of the proper development of the site.*

4. The stables hereby permitted shall be used for the stabling of horses and storage of associated equipment and feed only and, in particular, shall not be used for any trade, business or other storage purposes.

*Reason: To define the permission and in the interests of the visual amenities and character of the area and in accordance with Policy No. EP8 of the Adopted Chorley Borough Local Plan Review.*

5. The proposed development must be begun not later than three years from the date of this permission.

*Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.*