

Item B. 2 **06/01357/FUL** **Refuse Full Planning Permission**

Case Officer **Miss Helen Green**

Ward **Pennine**

Proposal **Retrospective planning for timber shed to east of block of stables.**

Location **Land Off Heapey Road Heapey Lancashire**

Applicant **Mr Des Goodram**

Proposal This application is made in retrospect for a timber shed to the east of an existing block of 5 stables on land off Heapey Road, Heapey, Chorley.

Permission was granted on 19th December 2001 for the erection of the stable block. The stable block is constructed from timber with a felt roof and measures 3m x 18m x 3.5m in height.

The timber-shed subject of this application is positioned to the immediate east of the existing stable block and is constructed from timber with a felt roof similar to the materials used to construct the adjacent stable block. The shed measures 3.4 metres in width by 9 metres in length and measures 3.4 metres in height from ground floor level to the top of the roof ridge.

Policy **DC2 – Area of Other Open Countryside**
EP8 – Development Involving Horses
SPG – Development Involving Horses
GN5 – Building Design and Retaining Existing Landscape Features and Natural Habitats

Planning History **01/00883/FUL – Erection of Stable Block for five horses**

Permission was granted on the 19th December 2001 for the erection of a stable block for five horses. The stable block is located in a field bound by Heapey Road to the west and Heapey Works housing development to the east. The stable block is located to the north end of the field.

Consultations **Director of Streetscene, Neighbourhoods and Environment -**
No comment

Parish Council – No comments received

Representations The applicant has submitted 8 signatures in support of the application from the following neighbours:
Lucas House Farm;
1 Heapey House, Heapey Road;
1 Temple Fields, Heapey;
2 Kittiwake Road, Heapey;

1 Merlin Close, Heapey;
12 Black Brook Close, Heapey;
10 Blackbrook Close, Heapey

The following comments have been made in support of the application:

- The shed is in keeping with the stables;
- The shed is in keeping with the environment;
- The shed is a vast improvement to the area

Assessment

The application site is located in a field bound by Heapey Road to the west and Heapey Works Housing Development to the east. The timber shed is located within an area of Other Open Countryside as defined on the Chorley Borough Local Plan Review proposals map. The timber shed subject of this application measures 3.4 metres in width by 9 metres in length and 3.4 metres in height from ground floor level to the top of the roof ridge. The shed is constructed from timber with a felt roof to match that of the existing stables. The shed is accessed from Heapey Road via the existing access to the stables.

It is considered that the main issues to address are that of the impact of the proposals on Other Open Countryside, neighbour amenity and access.

In accordance with policy DC2 of the Chorley Borough Local Plan Review areas of Other Open Countryside should be protected from unacceptable development, which would harm its open and rural character. Appropriate development in Areas of Other Open Countryside is development for the purposes of agriculture and forestry or other uses appropriate to rural areas. Small scale development for horses is considered to be appropriate in principle in rural areas.

It is considered that the scale and massing of the proposal cannot be considered to be small scale therefore very special circumstances are required in support of the application. The applicant has stated that the shed will be used for storage of hay, bedding and tack equipment. Part of the structure will be used to store a tractor in order to maintain the pasture. The applicant has stated that the tractor and other associated equipment is required to maintain the pasture and to fertilize the field. The applicant has also stated that horses are selective eaters and will not eat plants such as weeds and thistles which are required to be removed from the land by such equipment.

Despite the justification supplied by the applicant the storage of such equipment is not considered to be appropriate development in this area of open countryside and it is unclear as to why a tractor needs to be permanently stored on site. It is considered that the applicant has not provided sufficient very special circumstances in order to justify such a building in open countryside.

Policy EP8 in relation to development involving horses states that the proposal should be of a scale and nature appropriate to the character of the site and the ability of the local environment to absorb the development. The Councils Supplementary Planning

Guidance relating to development involving horses states that in relation to tack rooms and hay stores these should be part of the main stable block and should be of a similar size to an individual stable measuring 3.7m x 3.7m with a maximum ridge height of 3.5 metres. The timber shed measures 3.4m x 9m with a ridge height of 3.4 metres, is detached from the main stable block and is clearly contrary to the Councils Guidance.

The applicant has stated that the shed has been kept to a size, which is reasonably necessary to store consumables and machinery required in association with the stables. The shed is required to be detached from the stables to minimise the risk of fire. It is considered however that a building of such a size and scale is not appropriate in such a location.

An amount of screening is provided to the application site by a number of mature trees located to the north and east of the shed. Screening is also provided to the west of the application site fronting onto Heapey Road. The applicant has also stated that additional screening will be planted to the east and west of the stables. However despite the location of this screening it is considered that the shed is positioned in a prominent position and is highly visible from Heapey Road. It is considered that a proliferation of such buildings in this location will have a detrimental impact on the landscape and the character of the area.

In addition to the above point buildings should be well related to existing buildings in order to minimise the impact on the countryside. Although the timber shed has been constructed close to the existing stables the structure appears unrelated to any residential property and if permission were to be granted for a shed in such a position this would further intensify the use of the land.

Access to the shed is provided from Heapey Road via the existing access to the stables. It is considered that there will be no further impact on highway safety as a result of the development.

In relation to neighbour amenity the closest residential property is located some 40 metres to the east of the application site, it is therefore considered that the development would not have an unacceptable impact on neighbouring property.

It is considered that the proposal is not appropriate development within this rural area and the structure detrimentally impacts on the openness and character of the area. As such it is recommended that the application should be refused.

Recommendation Refuse

Reason for Refusal The proposed development would be located within an area of other open countryside as defined in the Chorley Borough Local Plan Review. The proposed development is contrary to Policy DC2 of the Adopted Borough Local Plan Review as it is not considered to be appropriate development, sufficient very special circumstances have not been provided and the proposal would cause detrimental harm to the openness and character of the open countryside.

The proposed development is contrary to Policy EP8 of the Adopted Chorley Borough Local Plan Review and the Councils Supplementary Planning Guidance Involving Horses, the proposal represents a large building which is detached from the nearby stables and significantly impacts on the openness and character of the area.

Recommendation: Refuse Full Planning Permission

Reasons

1. The proposed development would be located within an area of other open countryside as defined in the Chorley Borough Local Plan Review. The proposed development is contrary to Policy DC2 of the Adopted Borough Local Plan Review as it is not considered to be appropriate development, sufficient very special circumstances have not been provided and the proposal would cause detrimental harm to the openness and character of the open countryside.

2. The proposed development is contrary to Policy EP8 of the Adopted Chorley Borough Local Plan Review and the Councils Supplementary Planning Guidance Involving Horses, the proposal represents a large building which is detached from the nearby stables and significantly impacts on the openness and character of the area.
