

## **APPLICATION REPORT – 17/00625/FUL**

**Validation Date: 20 June 2017**

**Ward: Wheelton And Withnell**

**Type of Application: Full Planning**

**Proposal: Erection of stables building following removal of existing stables**

**Location: Laneside Farm Brown House Lane Higher Wheelton Chorley PR6 8HR**

**Case Officer: Mr Iain Crossland**

**Applicant: Mr Stephen Nolan**

**Agent: Mr Chris Weetman**

**Consultation expiry: 17 July 2017**

**Decision due by: 15 August 2017**

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### **RECOMMENDATION**

1. It is recommended that this application is approved subject to conditions.

### **SITE DESCRIPTION**

2. The application site is located in the Green Belt and comprises an existing stables and yard area with an associated paddock for the grazing of horses. This has a field access from Brown House Lane that serves the existing stables building. The site forms part of a wider land holding that has fragmented over time and comprises stables buildings to the north and south of Brown House Lane adjacent to the lane itself. There is also a cluster of buildings in what amounts to the farm yard, which comprises a two storey timber clad building, a steel agricultural shed used for agricultural and non-agricultural storage, a timber extension to the rear and a timber stable structure between the storage building and timber clad building. Some of the land appears to be in use as allotments and subdivided small holdings with the remainder used for pasture.
3. The site is located within a rural area characterised by clusters of dwellings of agricultural origins and character, with the village of Higher Wheelton to the south. The area is largely open rural countryside interspersed with agricultural buildings and dwellings.
4. It is noted that an application for the removal of the existing stables building and erection of new stables on the site (ref. 16/00365/FUL) was refused on the basis of the scale and accommodation to be included.

### **DESCRIPTION OF PROPOSED DEVELOPMENT**

5. The proposed development involves the erection of a stables building comprising three stable bays and a tack room. The building would be linear in form and would measure approximately 17m by 5m, with a 1m roof overhang on one side. The end of the building that would accommodate the tack room would have a depth of 6m. It would have a dual pitched roof with ridge and eaves height of approximately 4m and 3.3m respectively. The existing timber stables building, measuring approximately 8m by 5m, would be removed.

6. The building would be constructed of blockwork to a height of 1.5m and would be timber clad externally. The roof would be of timber with a felt covering.
7. The applicant owns three Clydesdale horses, which are currently kept on the land to the west side of Brown House Lane for grazing and on the nearby farmyard site utilising a timber structure between the storage building and steel shed to the east of Brown House Lane. Clydesdale horses have been kept by the applicant on the site for a number of years.

## REPRESENTATIONS

8. One letter of objection has been received on behalf of the residents at Brown House and Brown House Farm. These relate to the following issues:
  - the scale of the proposed development in the context of policies for the safeguarding of the objectives of the Green Belt; and
  - the absence of the demonstration of need for the development in the context of the existing buildings at Laneside Farm.

## CONSULTATIONS

9. Wheelton Parish Council: No comments received.

## PLANNING CONSIDERATIONS

### Principle of development in the Green Belt

10. The application site is located within the Green Belt, The Framework states that the construction of new buildings should be regarded as inappropriate in the Green Belt, except in a limited number of specific circumstances.

11. National guidance on Green Belt is contained in Chapter 9 of the Framework, which states:

*79. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.*

*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.*

*87. As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.*

*88. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.*

*89. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:*

*provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;*

12. The main use of the site would be for private recreational purposes and falls to be considered as a facility for outdoor recreation, in accordance with the definition in the Framework outlined above.
13. The Central Lancashire Rural Development SPD sets out more detailed guidance in relation to equestrian development, and facilitates an assessment of whether the proposed stables are appropriate, whilst preserving the openness of the Green Belt. In assessing the acceptability of equestrian development in rural areas the SPD sets out matters relating to scale, siting, design, site treatment, highway safety and reinstatement, which should be taken into account. These are assessed below and contribute to an overall assessment of the impact of the proposed development on the openness of the Green Belt.
14. Scale: The stables are for private use and would accommodate three heavy breed Clydesdale horses. There would be three stable bays and a tack room. This is in accordance with the provisions made for private developments involving no more than three horses as set out in the Central Lancashire Rural Development SPD.
15. Siting: The stables building would be positioned within part of a small paddock close to the position of an existing stables building, which would be removed. The proposed stables building would be screened to the south to some extent by an existing boundary fence and to the west by an existing building on the opposite side of Brown House Lane. Although the proposed stables building would replace an existing stables building in a similar position, it would be more visible in the landscape by virtue of its increased size. However, the siting close to the southern boundary of the site is appropriate. The stables building would be located well in excess of 30m from the nearest property at Sitchcroft Farm, and would be screened from this property by the boundary fencing and intervening structures.
16. Design: The proposed stables building would have a ridge height of approximately 4m, which is in excess of the 3.5m high guideline set out in the Rural Development SPD. The applicant states that the ridge height has been determined based on Defra Guidance and the Metric Handbook, Planning and Design Data, 2nd Edition for use with Clydesdale horses. The additional height is considered to be appropriate given that Clydesdale horses would require greater headroom than might normally be required. The stable bays themselves would have an unusually large area measuring approximately 4.7m by 4.8m each. This is larger than normal but again is considered appropriate in this instance on the basis that they are for heavy breed Clydesdale horses. There is an average sized tack room, which is generally accepted for stables. The building would be timber clad and of a traditional outward appearance, with an internal blockwork wall up to 1.5m in height laid on a concrete base. Aside from the slightly larger scale, the stables building is of a standard appearance for private stables.
17. Site treatment: The site treatment would be minimal given that the stables building would replace an existing stables building and would be partially constructed on an existing area of hardstanding.
18. Highway Safety: There is an existing vehicular access from the highway at Brown House Lane, which serves the existing stables. This would be used to access the proposed stables building and associated area of hardstanding. There would be adequate space for the parking and turning of vehicles with trailers following development.
19. Re-instatement: A condition is recommended, which would require the removal of the stables building and restoration of the land to its former condition if the authorised use ceases for a period exceeding one year, in order to protect the appearance of the countryside.
20. On the basis of the above the proposed development is considered to be generally in accordance with the Central Lancashire Rural Development SPD. It is, therefore, considered that the proposed stables are appropriate facilities for outdoor recreation and would not unduly impact on openness.

21. Whilst it is recognised that there are other nearby buildings that are within the same land ownership, these are not within the red edge on location plan and do not form part of the application site. In addition the applicant has stated that none of the existing buildings situated to the north of the site on the east side of Brown House Lane are available to provide stabling or other facilities.

#### Impact on character and appearance of the locality

22. The main body of the proposed building would measure approximately of 17m by 5m. It would have a dual pitched roof with a ridge and eaves height of approximately 4m and 3.3m respectively. The building would replace an existing timber stables building located on Brown House Lane, although it would be sited close to, and parallel with, the southern boundary of the site, which is considered to be appropriate. The design and facing materials of blockwork, timber cladding and felt roof sheeting would be of an appropriately agrarian character, typical of private stables. Other than the slightly larger scale, which is appropriate in the circumstances of the heavy breed horses that the building would accommodate, the appearance of the building would be appropriate for the proposed use.

#### Impact on neighbour amenity

23. The proposed stables building would be sited more than 30m from the nearest residential property at Sitchcroft Farm, with intervening structures providing adequate screening. This complies with the 30m guideline set out in the Rural Development SPD. Due to the degree of separation, it is not considered that there would be an unacceptable adverse impact on the amenity of the occupiers of Sitchcroft Farm. Other properties in the area have a greater degree of separation and as a result would experience no unacceptable impact on amenity.

### **CONCLUSION**

24. The proposed stables building is acceptable in principle. The design and scale of the stables building is appropriate in the context of the circumstances and is consistent with a private stables development. The development would not detrimentally harm the openness of the Green Belt and there is a suitable distance between the site and the adjacent residential properties to ensure that living conditions would not be harmed.

**RELEVANT POLICIES:** In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/guidance considerations are contained within the body of the report.

### **RELEVANT HISTORY OF THE SITE**

**Ref:** 09/00457/FUL **Decision:** PRRRTF **Decision Date:** 26 August 2009

**Description:** Erection of timber stables

**Ref:** 11/00733/FUL **Decision:** PCO **Decision Date:** 8 November 2011

**Description:** Conversion of redundant agricultural building to residential use including ground floor rear extension. Demolition of detached agricultural/storage building to rear.

**Ref:** 14/00672/P3PAJ **Decision:** WDN **Decision Date:** 18 August 2014

**Description:** Prior approval application under Part 3, Class MB of The Town and Country (General Permitted Development) (Amendment) Order 2013 to change an agricultural building to a dwelling.

**Ref:** 15/01100/FUL **Decision:** WDN **Decision Date:** 9 March 2016

**Description:** Removal of existing hen coop and erection of stables with attached hen coop and associated hard standing

**Ref:** 16/00365/FUL **Decision:** REFFPP **Decision Date:** 27 July 2016  
**Description:** Removal of existing stables and erection of new stables

**Ref:** 17/00446/FUL **Decision:** WDN **Decision Date:** 22 June 2017  
**Description:** Demolition of existing agricultural buildings and erection of two detached dwellings and associated garages.

Suggested Conditions

No.	Condition															
1.	<p>The proposed development must be begun not later than three years from the date of this permission.</p> <p><i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>															
2.	<p>All external facing materials of the development hereby permitted shall match in colour, form and texture those set out in the application form and approved plans, unless alternatives are submitted to an agreed in writing by the Local Planning Authority.</p> <p><i>Reason: In the interests of the visual amenity of the area in general and the existing building in particular.</i></p>															
3.	<p>The stables building 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.</p> <p><i>Reason: To define the permission and in the interests of the visual amenities and character of the area.</i></p>															
4.	<p>If the stables building hereby permitted is not brought into use or the use of it ceases for a period of one year, it shall be removed from the land and the land shall be restored to its former condition.</p> <p><i>Reason: To avoid the proliferation of buildings in the Green Belt for which there is not a continuing need and in the interests of the visual amenity of the Green Belt.</i></p>															
5.	<p>No source of external illumination or sound amplification shall be installed on the development hereby permitted.</p> <p><i>Reason: To protect the open and rural character of the locality.</i></p>															
6.	<p>The permission hereby granted is for the use of the land for the keeping and grazing of animals and the riding of horses and ponies only. The land shall not be used for any business purpose in connection with the trading or schooling of horse and pony riders or for the holding of any events, competitions, trials, horse/pony club meetings gymkhanas and does not imply or grant permission for installation of any system of external illumination or sound amplification.</p> <p><i>Reason: To define the permission and in the interests of the amenities of the occupiers of neighbouring properties and highway safety.</i></p>															
7.	<p>The development shall be carried out in accordance with the following plans:</p> <table border="0" data-bbox="344 1883 1294 2031"> <tr> <td>Title</td> <td>Plan Ref:</td> <td>Received on:</td> </tr> <tr> <td>Location Plan</td> <td></td> <td>05 February 2016</td> </tr> <tr> <td>Site Layout Proposed</td> <td>1173-1.01</td> <td>18 March 2016</td> </tr> <tr> <td>Floorplan</td> <td>1173-2.02</td> <td>18 March 2016</td> </tr> <tr> <td>North and east elevations</td> <td>1173-2.03</td> <td>18 March 2016</td> </tr> </table>	Title	Plan Ref:	Received on:	Location Plan		05 February 2016	Site Layout Proposed	1173-1.01	18 March 2016	Floorplan	1173-2.02	18 March 2016	North and east elevations	1173-2.03	18 March 2016
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	South and west elevations	1173-2.04	18 March 2016
	<i>Reason: To define the permission and in the interests of the proper development of the site.</i>		
8.	No machinery or vehicles of any sort (including horse boxes, trailers and private cars) shall be stored or kept externally overnight on any part of the site.		
	<i>Reason: In the interest of the visual amenities of the Green Belt.</i>		
9.	Notwithstanding any such detail shown on the previously submitted plans any internal block work/brick wall or plinth required in association with the construction of the stables hereby permitted shall not exceed a height of 1.5m above ground level.		
	<i>Reason: To define the permission.</i>		
10.	Prior to the construction of the stables building hereby permitted the existing stables and structures within the red edge of the location plan shall have been demolished in full and removed from the site.		
	<i>Reason: To avoid two stables building in the same paddock area.</i>		