

<b>Application No:</b> 2007/308	<b>Application Type:</b> Full
<b>Proposal:</b> Erection of 2 stables, with a foaling box & a tackroom	<b>Location:</b> Hardsough Meadow, Irwell Vale
<b>Report of:</b> Head of Planning, Legal and Democratic Services	<b>Status:</b> For Publication
<b>Report to:</b> Development Control Committee	<b>Date:</b> 24 July 2007
<b>Applicant:</b> Mr N Edmondson	<b>Determination Expiry Date:</b> 18 July2007

**REASON FOR REPORTING** **Tick Box**

**Outside Officer Scheme of Delegation**

**Member Call-In** No  
Name of Member:  
Reason for Call-In:

**3 or more objections received** YES

Other (please state)

**HUMAN RIGHTS**

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights: -

**Article 8**

The right to respect for private and family life, home and correspondence.

**Article 1 of Protocol 1**

The right of peaceful enjoyment of possessions and protection of property.

**APPLICATION DETAILS**

**1. THE SITE**

1.1 Hardsough Meadow is a field bounded by Aitkin Street to the south, the River Irwell to the west, United Utilities Sewerage Works to the north and a railway line to the east. The land is flat and lined with mature trees and shrubs to three sides. Access is obtained from the south. Residential properties are located on Aitken Street and to the south east of the meadow.

1.2 The site is located within the Green Belt as designated in the Rossendale District Local Plan.

## **2. RELEVANT PLANNING HISTORY**

2.1 No previous history on the site.

## **3. THE PROPOSAL**

3.1 The applicant seeks consent for the erection of two stables, a foaling box and a tackroom to the west side of the field, approximately 55 metres from the south boundary of the field.

3.2 The proposed building would be L-shaped, measuring 20.5m x 5.7m x 3.6m in height. The external walls would comprise of a stone dwarf-wall (approx 1.2m high) with timber-boarding above. The felted-roof would be single pitched, sloping downwards from the back to the front.

## **4. POLICY CONTEXT**

Rossendale District Local Plan (Adopted 1995)

DS3 - Green Belts

DC1 – Development Criteria

DC4 - Materials

Other Material Planning Considerations

PPG 2 Green Belts

PPS7 Sustainable Development in Rural Areas

## **5. CONSULTATIONS**

5.1 RBC (Environmental Health)

No comments, as the site is away from residential property.

5.2 LCC (Highways)

No comments.

## **6. REPRESENTATIONS**

6.1 14 neighbours were notified by way of a letter on 27/06/2007. A site notice was posted on 19/06/2007 as shown on OS based plan 1:1250 scale. Three responses received raising the following points:

- Any activity on the land would affect their privacy/create additional noise and/or
- smell.
- The intensity of the use could increase.
- The field becomes waterlogged.
- The building would detract from the landscape qualities in the Vale.
- Concern over increased traffic using the un-adopted roads of Irwell Vale.

- The entrance to the meadow is unsuitable for large vehicles.

## 7. **ASSESSMENT**

7.1 The main issues to consider in the determination of this application are :  
1) Principle of the development within the Green Belt; 2) Visual Amenity;  
3) Residential Amenity; & 4) Highway Safety.

### 7.2 **Green Belt Policy**

National policy states that Green Belt land has a positive role to play in providing opportunities for access to the open countryside, providing opportunities for outdoor sport and recreation, retaining/enhancing the landscape, etc.

7.3 In relation to new buildings constructed within the Green Belt, PPG2 considers essential facilities for outdoor sport and recreation to appropriate; Paragraph 3.5 refers to small stables as a possible example of such facilities. Paragraph 3.15 of PPG2 states that the visual amenities of the Green Belt should not be injured by proposals for development within the Green Belt by reason of their size, siting and design.

7.4 The proposal would provide an opportunity for outdoor sport and recreation within the countryside, and the proposed stables are of relatively small-scale and intended for hobby use. Accordingly, the proposed stables building is considered appropriate in principle

### 7.5 **Visual Amenity**

The proposed stables are considered to be of suitable siting/design/facing materials to minimise their landscape impact, and would be significantly shielded by the existing trees/hedges bounding the field. However, it is considered appropriate to impose a condition requiring submission of fuller details of the planting to be retained/to be provided.

### 7.6 **Residential Amenity**

The proposal is not considered likely to detract to an unacceptable extent from the amenities of any neighbours. The proposed building will stand approximately 65 metres from the nearest residential property, significantly shielded by the existing trees/hedges bounding the field. The Environmental Health Officer does not consider the stables likely to cause unacceptable disturbance by reason of noise or smell, nor by reason of their traffic generation.

### 7.7 **Highway Safety**

The applicant envisages that the site will be visited twice daily, use being made of an existing field access.

The Highway Authority has raised no objection in principle to the proposal. It is considered the amount/type of traffic generated by the proposal would not be detrimental to Highway Safety.

## 8. **RECOMMENDATION**

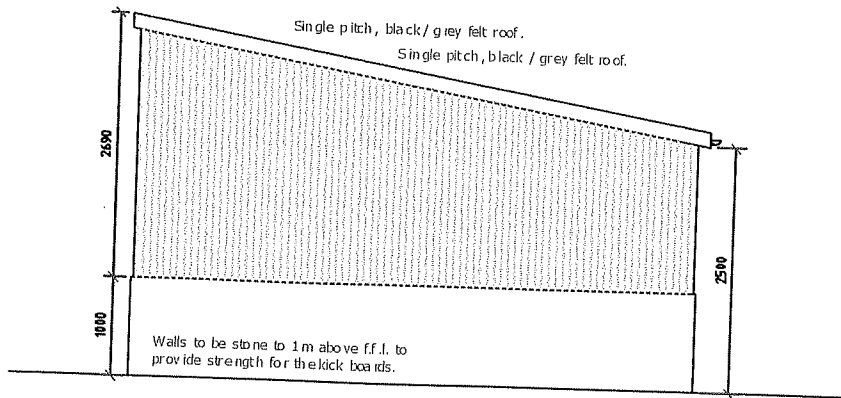
8.1 That permission be granted subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
*Reason: To accord with Section 51 of the Planning and Compulsory Purchase Act 2004.*
2. The permission hereby granted is for use of the stables-building/ for the keeping of horses for hobby-purposes, and not for business/livery purposes. This permission does not imply or grant permission for installation of any system of external illumination or sound-amplification.  
*Reason: To define the permission, and to safeguard visual & neighbour amenity and highway safety, in accordance with PPS1 & PPS7, Policies 1/20 of the adopted Joint Lancashire Structure Plan and Policies DS3/C8 of the adopted Rossendale District Local Plan.*
3. Prior to the commencement of works to construct the stables building hereby permitted a scheme for the containment and storage of manure shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first use of the stables building.  
*Reason: To prevent the pollution, in accordance with Policy DC1/C8 of the adopted Rossendale District Local Plan.*
4. Prior to the commencement of the development hereby permitted a scheme for the improvement of access/parking to serve the proposed stables shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first use of the stables building.  
*Reason: To safeguard highway safety, in accordance with PPG13 and Policies DC1/C8 of the adopted Rossendale District Local Plan.*
5. No development shall take place until a scheme of landscaping/boundary treatment has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall identify existing trees/hedges to be retained, the means by which they will be protected during the construction of the permitted development and additional planting to be undertaken (in terms of siting, size & species) .  
*Reason: In the interests of the amenity of the area, in accordance with the criteria of Policy DC1/C8 of the adopted Rossendale District Local Plan.*
6. All new planting comprised in the approved details of landscaping/boundary treatment shall be carried out in the first planting and season following substantial completion of the stables building. Any trees or shrubs in the approved scheme of landscaping/ boundary treatment which within a period of 5 years from the completion of the

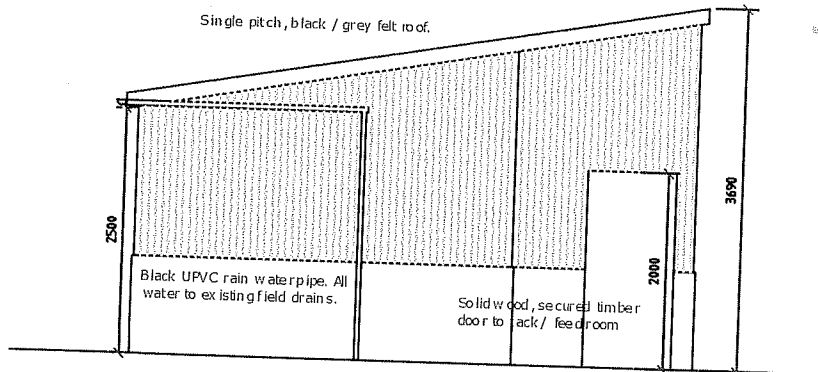
development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

*Reason: In the interests of the amenity of the area, in accordance with the criteria of Policy DC1/C8 of the adopted Rossendale District Local Plan.*

<b>Contact Officer</b>	
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SIDE ELEVATION: 1:100



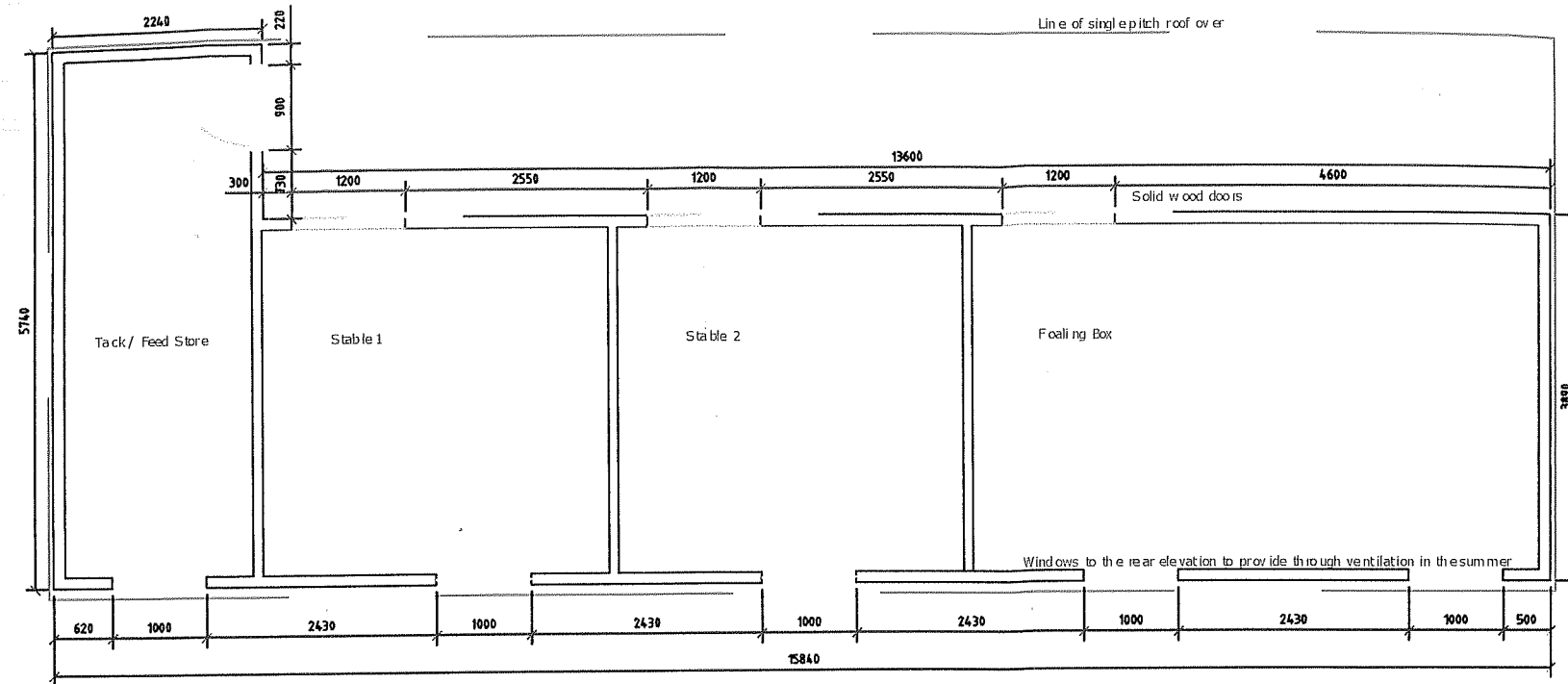
SIDE ELEVATION: 1:100

(facing Hardsough Fold)

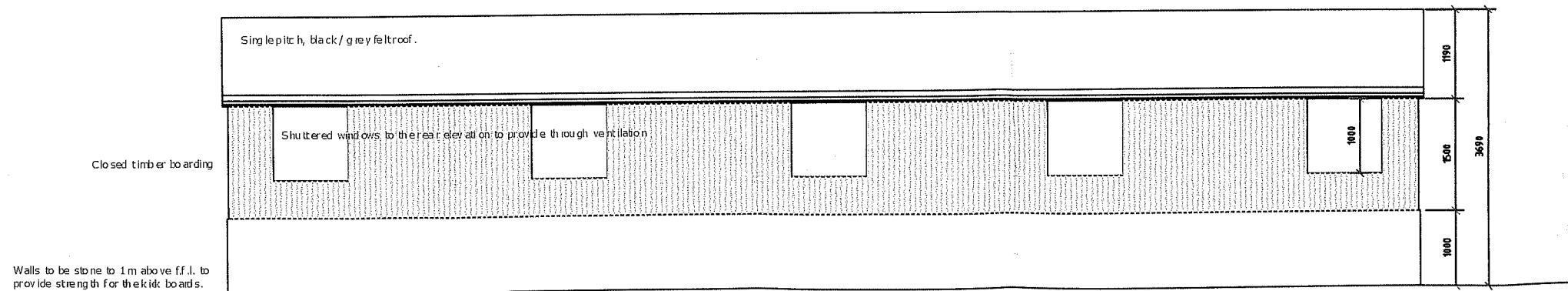
# HARDSOUGH STABLES, IRWELL VA

ALICE EDMONDSON : ORIGINAL PAPER SIZE ISO A2

Approximate area of hard standing

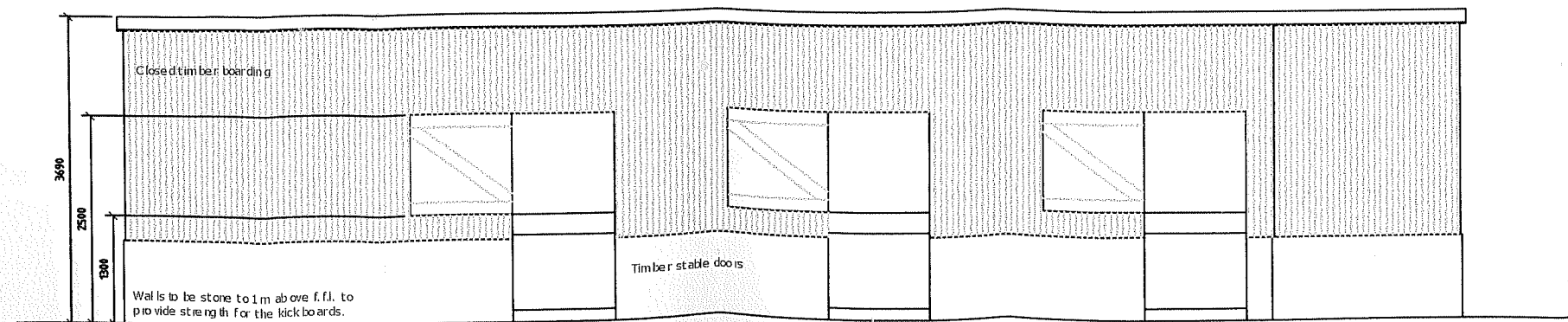


PLAN: 1:100



REAR ELEVATION: 1:100

(facing the river)



FRONT ELEVATION: 1:100



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