

Application No: 2010/462	Application Type: Full
Proposal: Erection of Stable Block and associated hardstanding & manure store	Location: Land off Hardsough Lane (adj to A56) Edenfield
Report of: Planning Unit Manager	Status: For Publication
Report to: Development Control Committee	Date: 18 October 2010
Applicant: Mr Richard Nuttall	Determination Expiry Date: 27 October 2010
Agent: Edmondson Design Services	

REASON FOR REPORTING Tick Box

Member Call-In

Name of Member: Cllr Darryl Smith

Reason for Call-In: Although I understand the thinking behind the use of the temporary type of materials suggested previously, it would be better if natural materials such as stone and slate be used to match with those of the existing stable on the opposite side of the by-pass and other buildings in the locality.

3 or more objections received X

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. SITE

The application relates to a field located to the south of Hardsough Lane, a narrow unadopted road that extends from Blackburn Road (B6527) down to Irwell Vale and is a Public Footpath.

The land in this area slopes generally down from the A56 to Irwell Vale. Between the A56 and the field is a Public Footpath. The field takes access from Hardsough Lane and slopes gently downwards to a terrace of houses.

Members may re-call having granted Planning Permission 2009/180 for storage of 148 leisure vehicles (mainly caravans) on a derelict site to the north site of Hardsough Lane that takes access directly from the main road.

The site lies in an area of Countryside designated as Green Belt in the Rossendale District Local Plan.

2. RELEVANT PLANNING HISTORY

2010/284_: Erection of Stable Block

This application was determined by Officers and was refused permission on 28 June 2010 for the following reason :

“The proposed development by reason of its size /siting /design is considered to be an overly prominent and obtrusive feature in the area that would detract to an unacceptable extent from the visual amenities of the Green Belt and the intrinsic character and appearance of the Countryside. The proposed development is therefore considered to be contrary to PPS1 / PPG2 / PPS7, Policies DP1-9 / RDF2 / RT4 / EM1 of Regional Spatial Strategy and Policies DS5 / DC1 of the Rossendale District Local Plan.”

3. THE PROPOSAL

This is a re-submission of Planning Application 2010/284, differing only in that the roof height to ridge of the stables building has been reduced from 4.9m to 3.7m and provision has been made for additional hardstanding and a manure storage facility.

The proposal relates to the north-eastern corner of the field and entails the erection of a stables block comprising 4 loose-boxes and two tack rooms, formation of a hardstanding area and manure storage facility.

The building, measuring 9.7m x 8.7m x 2.3m to eaves and 3.7m to ridge, would be sited approximately 12m away from the gated access. It would have stone walls and a slated pitched roof, with rooflights, the back-to-back loose-boxes/tack rooms having doors facing the residential properties to the west and the public footpath/A56 to the east.

An area of approximately 16m x 8m between the stables building and the gated access to Hardsough Lane is to be provided with a stone-chipping surface for

vehicular access/parking. A manure storage facility, measuring 1m x 0.7m, is proposed to the south-east of the building adjacent to the public footpath.

As part of the submitted scheme, the applicant is willing to upgrade and re-surface part of Hardsough Lane near to the site access.

The applicant advises that the stables would be rented out to horse owners for commercial gain.

4. POLICY CONTEXT

National

PPS1 Sustainable Development
PPG2 Green Belt
PPS4 Economic Growth
PPS7 Rural Areas
PPG13 Transport
PPG17 Sport & Recreation

Development Plan

Rossendale District Local Plan (1995)
DS3 Green Belts
DC1 Development Criteria
DC4 Materials

Other Material Planning Considerations

Regional Spatial Strategy (2008) & its Evidence Base
LCC Landscape Strategy for Lancashire
LCC Parking Standards
RBC Emerging Core Strategy (2009)

5. Consultation Responses

LCC (Highways)

No objection, subject to a condition requiring the submission of full details of the proposed re-surfacing works to Hardsough Lane and completion of the approved works prior to the use of the building commencing.

RBC (Environmental Health)

No objection

RBC (Land Drainage)

No objection, subject to the submission for approval/implementation of a satisfactory scheme of drainage.

6. Notification Responses

To accord with the General Development Procedure Order a site notice was posted on 2/9/10 and the relevant neighbours were notified by letter on 1/9/10.

Six letters raising objection and nine letters in support of the proposal have been received. The comments made in the objections are:

- The land on which the proposed stables are to be built, has for many years been used for agricultural purposes. The loss of this land to a commercial venture means that more food will be imported.
- There would be an increase in vermin due to animal fed/waste at the stables.
- The manure heap would cause odours likely to affect neighbouring properties and the people visiting the area.
- The lane is in a poor state of repair and incapable of accommodating extra traffic.
- The proposal will greatly increase the number of vehicles parking on the lane. Residents of the terrace of houses, and their visitors, presently park on the lane fronting this field. It is essential to keep the lane clear for this.
- Lorries park outside the gates of the Caravan and Leisure Vehicle Park controlled by the applicant. This is a direct contravention of the planning permission.
- Over years the applicant has failed to maintain his boundary fences. This could lead to animals escaping onto the A56 by-pass, causing a highway danger.

The comments made in support of the proposal are :

- Enjoy seeing the horses grazing in the fields. It is appropriate that the horses should have suitable accommodation for the cooler months.
- Stone built stables will be more in keeping with the surrounding buildings.
- Stone/slate built stables are more durable than those built in wood.

7. Planning Issues

The main issues to consider are:

- 1) Principle; 2) Character and Appearance;
- 3) Neighbour Amenity; & 4) Access/Parking.

Principle

In the adopted Local Plan the application site lies within an area of Countryside designated as Green Belt. In accordance with PPG2, Policy DS3 of the Rossendale District Plan prohibits new buildings in the Green Belt unless for the purposes of agriculture, forestry, outdoor sport, recreation and other uses appropriate to a rural area. PPG2 indicates that inappropriate development is, by definition, harmful to the Green Belt and the applicant will have to advance very special circumstances to justify its approval.

Furthermore, Para 3.15 of PPG2 states *“The visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt which, although they would not prejudice the purposes of including land in Green Belts, might be visually detrimental by reason of their siting, materials and design”*.

PPS1 encourages ‘good design’ and the protection and enhancement of the quality, character and amenity value of the countryside, and PPS7 indicates (amongst other things) that *“all development in rural areas should be well designed and inclusive, in keeping and scale with its location and sensitive to the character of the countryside and local distinctiveness”*.

PPS4 is *“supportive of well-conceived farm diversification schemes for business purposes that...help to sustain the agricultural enterprise”*. PPG17 recognises the important role that rural areas can play in providing opportunities for outdoor sport and recreation, and the need for small scale facilities associated with this, but advises that *“All developments in rural areas should be designed and sited with great care and sensitivity to its rural location....Developments will require special justification if they are to be located in open countryside”*.

Accordingly, development of a stables building containing 4 loose-boxes is acceptable in principle in the Countryside/Green Belt. However, the degree to which such a development would harm the essentially open and rural character of the area, and cause other harms, needs to be assessed.

Character & Appearance

The proposed development would be located near to Hardsough Lane/the A56/Public Footpaths and, due to the topography of the area, will be clearly visible to the public. Furthermore, it would appear isolated from the terrace of houses and other built/urbanising-development.

The building, by reason of having back-to-back loose-boxes with doors opening towards the A56 will be unnecessarily high and open to view at close-quarters from the Public Footpath paralleling the A56. Furthermore, the use of stone/slate and roof lights would result in the building appearing of considerably greater permanence and prominence compared with a timber-clad stable block providing similar amount of accommodation in a single line or L-shaped building. Although the roof height of the stables building has been reduced by 1.2m compared with the previous proposal, it is considered that this alone does tip the balance in favour of a permission such will be its impact on the essentially open and rural character of the Countryside/Green Belt.

Whilst the form of stables building being proposed may be appropriate within or adjacent to an existing complex of buildings, with the prominent/exposed siting being proposed in this instance it will unnecessarily and unacceptably erode the essentially open and rural character of the area. The proposed hardstanding will cause further harm.

Neighbour Amenity

The proposed building/hardstanding would be located approximately 50m away from the nearest dwelling in the area. As such, it is considered that the proposed development would not have an unduly adverse impact on any neighbours by reason

of noise, appearance, etc. The Council's Environment Health Officer has raised no objection.

Access/Parking

Access to the site would be gained via Hardsough Lane. The Highway Authority has raised no objection to the proposal subject to conditions to secure improvement of the top end of the lane and provision of adequate off-street parking

9. RECOMMENDATION

It is recommended that the application be Refused for the following reason :

1. The application site lies within an area of Countryside designated as Green Belt in the Rossendale District Local Plan (1995). The proposed building, by reason of its siting/size/design/facing materials, will be an unduly prominent and obtrusive feature in the area that would detract to an unnecessary and unacceptable extent from the visual amenities of the Green Belt and the intrinsic character and appearance of the Countryside. The proposed development is therefore considered to be contrary to the principles of 'good design' and both Countryside and Green Belt policy and, as such, does not accord with PPS1 / PPG2 / PPS7 and Policy DC1 of the Rossendale District Local Plan.

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