DESIGN AND ACCESS STATEMENT

BROADHEY FARM

DIGLEE ROAD FURNESS VALE DERBYSHIRE

RETENTION OF STABLES AND TACK ROOM (RETROSPECTIVE)



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1.0 INTRODUCTION AND BACKGROUND

1.1
The stable building was purchased and erected by the applicants.The building is typical of the pre-fabricated designs available from manufacturers around the country consisting of a timber frame structure clad with shiplap boarding and roofed with corrugated sheet roofing material. The applicants were lead to believe that they did not require planning permission for the building when purchasing the building from the manufacturers.

1.2
The ponies at Broadhey Farm are owned by the applicants and ridden by their children. The stables are esential for the welfare of the ponies as there are no other buildings on the farm to provide stabling and storage other than those which form the subject of this application. The stables have been built to the size recommended by The British Horse Society.The stables provide shelter for the ponies throughout the year most importantly during winter months. The stables also provide a warm dry place for sick animals where they can be treated and rested as needed.The tack room provides secure storage for high value equipment such as saddles and bridles.

1.3
This report has been compiled to support an application for the retention of the Stable building and Tack Room at Broadhey Farm.The report provides an analysis ofthe development with regard to current Planning Legislation and the appropriateness of the development in respect of Local and National planning Policy

2.0 PLANNING HISTORY

2.1
There has been two previous applications.

(i) Application Number HPK/2009/0494 which sought retrospective permission for agricultural buildings,farm yard and farm track at Broadhey Farm.

Refused 23/11/2009

(ii) Application Number HPK/2010/0389 which sought retrospective permission for for Stables,hardstanding and access track. at Broadhey Farm.

Refused 03/11/2010

3.0 PLANNING POLICY

3.1
The property lies within the administrative area of the High Peak Borough Council

3.2
Current planning policy within the Borough is based upon the saved policies of the

Peak Local Plan (adopted March 2005) Saved Policies have been issued in the form of

The Saved Policies Plan and only those policies contained within this document

continue to form part of the development plan,all other policies ceasing to be

considered in the determination of planning applications.

3.3
Relevant policies of the Saved Policies Local Plan in respect of this application are :-

LT5 Horse Riding Facilities,Stables and Riding Schools.
OC2 Green Belt Development
OC3 Special Landscape Area Development
OC4 Landscape Character and Design

3.4
In addition to the above Local Plan Policies the Authority relies upon the guidance issued by

Central Government in Planning Policy Statements (PPS's) Planning Policy Statements and

National Planning Policy. PPS's relevant to this application are PPS 2 (Green Belts) & PPS 7

(Development in Rural Areas). National Policy in the Town & Country Planning Act 1990 and

The General Permitted Development Order 0f 1995.

LOCAL PLANNING POLICY
3.5 POLICY LT5 Horse Riding Facilities,Stables and Riding Schools.

LT5 - HORSE RIDING FACILITIES, STABLES AND RIDING SCHOOLS

Planning Permission will be granted for stables, riding schools, equestrian centres and associated facilities, provided that the development:

- will have adequate horse riding, exercise and grazing areas and/or have suitable access to the bridleway network; and
- will not, either in its own right or cumulatively detract from the open character or amenity of the area or adjoining residential amenities

Proposals for commercial equestrian development outside the Built Up Area Boundary will be permitted where the site offers adequate access, is closely related to an existing farm holding or rural buildings, is of an appropriate scale and minimises any impact on the landscape.

RESPONSE

Policy LT5 of the High Peak Local Plan Saved policies clearly states that Planning permission will be granted for stables provided there are adequate riding/grazing areas and that the development will not detract from the open character or amenity area of adjoining residential amenities. Policy LT5 reflects the guidance set out by Central Government in Planning Policy Statement 7

This development lies within Broadhey Farm which provides adequate exercise area and grazing with direct access to local Bridleways. The Stable building is situated between the existing house and other much larger buildings on the adjacent property, an enclosed area between the existing buildings and higher ground which restricts the view of the buildings thereby minimalising any detrimental effect that the development could have on the openess or character of the surrounding area.Due to the chosen location the new buildings appear as part of the existing cluster of original farm buildings on the site. It is therefore believed that the development complies with the aims of Policy LT5 .

3.6 LOCAL PLAN POLICY OC2 Green Belt Development

OC2 - GREEN BELT DEVELOPMENT

In the area of green belt defined on the proposals map approval will not be given, except in very special circumstances, for the construction of new buildings for purposes other than:

- agriculture and forestry;
- essential facilities for outdoor sport and recreation and cemeteries;
- limited extension, alteration or replacement of existing dwellings;
- limited infilling or redevelopment at existing major developed sites;

Other development, including material changes in the use of land and buildings, will only be permitted where it maintains the openness of the Green Belt and does not compromise Green Belt purposes.

Development within or conspicuous from Green Belts should not injure the visual amenities of the Green Belt.

RESPONSE

Local Plan Policy OC2 states that permision will be given for specific categories of development within the Green Belt and provides a list of appropriate development which includes essential facilities for outdoor sport and recreation.

Further clarification of essential facilities can be found in Para 3.5 of Planning Policy Statement 2 which gives specific examples of essential facilities including the construction of small stables as a form of acceptable development in the Green Belt.

In accordance with the provisions of Policy OC2 and PPS 2 the proposed stables represent a form of appropriate development within the Green Belt.

3.7 LOCAL PLAN POLICY OC3 Special Landscape Area Development

OC3 - SPECIAL LANDSCAPE AREA DEVELOPMENT

Within the Special Landscape Area defined on the proposals map, development in accordance with policies OC1 and OC2 will be permitted, provided that it will not detract from the special qualities and character of the Special Landscape Area.

Where development is permitted in the Special Landscape Area the developer will be required to have special regard to the landscape quality of the area in relation to siting, design and landscaping.

RESPONSE

Policy OC3 states that development which accords with the provisions of Policy OC2 will be permitted as long as it does not detract from the character of the special landscape.

The siting of the development has been discussed in respect of Policy OC2 in that the buildings are surrounded by existing development and high ground which all but eliminates the view of the buildings for the surrounding area thereby reducing the visual impact or presence of the buildings within the landscape to a minimum.The design is that of traditional timber stabling of the type which has become an integral part of vernacular building readily assimilated into the farmed landscape

3.8 LOCAL PLAN POLICY OC4 Landscape Character and Design

OC4 - LANDSCAPE CHARACTER AND DESIGN

Planning Permission will be granted for development considered appropriate in the Countryside provided that its design is appropriate to the character of the landscape.

Appropriate design of development shall accord with the characteristics of the type of landscape within which it is located including having regard to and conserving:

the landform and natural patterns of drainage;
the pattern and composition of trees and woodland;
the type and distribution of wildlife habitats;
the pattern and composition of field boundaries;
the pattern and distribution of settlements and roads;

RESPONSE

The construction of the stable building has not effected the composition of trees OR woodland, the type and distribution of wildlife habitats, the pattern and composition of field boundaries, the landform and natural pattern of drainage.

The development therefore complies with the requirements of this policy

4.0 SUMMARY

It has been demonstrated by reference to the saved policies of the local plan that the development is a form of appropriate development within the Green Belt. That the development does not conflict with the aims or purposes of Local Plan Policies.

With regard to PPG 2 The Green Belt Paragraph 3.4 (new buildings) of PPG2 states that new buildings in the Green Belt is inappropriates unless it is for a specific number of purpose defined within the paragraph one of which is :-

"essential facilities for outdoor sport and recreation".

and goes on in paragraph 3.5 to define one of the essential facilities for outdoor sport and recreation as *"small stables".*

In addition to the above the development complies with the provisions of Class E of Part 1 of Schedule 2 of the GPDO 1995

The building has been positioned close to Broadhey Farmhouse and the existing buildings that remain from the original farm complex. There position provides an inconspicuous and unobtrusive location within the original farm buildings reducing the awarenes of the building to a minimum from outside the boundaries of the Farm.The development is perceived as part of the original cluster of farm buildings set within the hillside with views of the wider landscape and horizons not being affected by the development and the openness and character of the area remaining unchanged.

It is concluded that the development falls within the provisions of PPG 2 with regard to new buildings within the Green Belt and with the policies of the Local Plan. The size of the development is relevant and appropriate for its use and is essential for the continued welfare of the ponies.

5.0 BUILDING LAYOUT AND DESIGN

5.1
AMOUNT OF DEVELOPMENT

The development consists of six Stables and a Tack Room constructed as one single storey unit laid out in plan as shown on drawing number JM002SA.

5.2
USE

The Stables provide essential shelter and housing for the applicants ponies and horses. The Tack Room is used to store high value Riding equipment, saddles, bridles etc.

5.3
LOCATION

The building is located close to the Farmhouse within the area occupied by the original existing farm buildings. The site is bounded on two sides by existing stone walls, on the eastern side by the farm yard with rising farmland to the north. These feature combine to provide an unobtrusive location for the building with minimum visual presence in the surrounding area.

5.4
SCALE AND APPEARANCE

The overall height to the ridge of the building is some 3.4 mtrs. The roof is clad with corrugated "onduline" sheeting, walls are timber framed with timber board cladding the overall appearance being that of a typical pre-fabricated timber stable structure of which there are many examples throughout the English countryside.

5.5 ACCESS

The stable building is located within the immediate vincinty of the house and shares the same access.There is no need or requirement for additional access to the stable building.