

# **Equestrian** **Design**

## **PLANNING APPLICATION**

**For the erection of a replacement barn for the storage of implements and equipment and the housing of animals, to Ellibancke Farm, Redmoor Lane, New Mills, Derbyshire.**

## **SUPPORTING INFORMATION AND DESIGN AND ACCESS STATEMENT**

**Equestrian Design  
5 Wasley Close,  
Fearnhead,  
Warrington.  
Cheshire  
WA2 0DH**

**Tel/Fax: 01925 824523  
Mobile: 07506 721770  
Email: [info@equestriandesign.co.uk](mailto:info@equestriandesign.co.uk)**

**[www.equestriandesign.co.uk](http://www.equestriandesign.co.uk)**

## **Introduction:**

This application seeks planning approval for an animal housing and implement and equipment storage barn at the above site which is to be operated in conjunction with the small holding use of the wider land. The storage requirements are considered to be essential and hence genuinely required to support the working of the wider land.

The proposal has been designed to offer a holistic solution to the current and future needs of the applicant. The size and scale of the proposed building are however deemed to be the minimum necessary to accord with modern day practices and hence the needs of the enterprise - given the limitations presented by the designation of the site within the Green Belt.

Importantly the proposal, if approved, will mitigate the need for a continued sporadic and ad-hoc approach to storage solutions on the site. Such an approach is considered to be detrimental to the visual amenity and openness of the Green Belt in this locality and in this regard it should be noted that the proposal is considered to entail positive benefits by seeking to address this. The proposal also presents other opportunities to maximise positive benefits most notably by the removal of an existing dilapidated storage building, already present on the site.

Whilst it is acknowledged that a previous proposal at the site has previously been refused planning approval by the local planning authority, and that in some respects this application therefore constitutes a resubmission, it must be noted that the refusal is considered to owe primarily to the previous proposal having not been adequately or appropriately justified and furthermore responsive to the Green Belt and Special Landscape Area context. A small number of other circumstances have also changed since the previous submission was made and in this regard this current submission seeks to ensure that such circumstances are afforded consideration in the process of determination of this application.

## **Proposal Context:**

The application site was acquired by the applicant in December 2010. The farm was already registered as a small holding (albeit that it had not been recently operational as a small holding, but it has been used for the grazing of cattle and the growing of hay) and alongside the main residence, Ellibancke Farm, the accompanying land is ideally suited to the applicants needs to rejuvenate the small holding.

At the time of purchase, the house and land (including the boundary treatments) were both in very poor and run down condition. The house was of poor design, with insensitive flat roof additions and had suffered from years of neglect, with water damage being apparent in many internal areas. Planning Approval has since been granted to alter and extend the main dwelling, which has lead to a more balanced

and appropriate design of property and a much improved appearance to the area. Whilst to-date most of the applicants time and efforts have been spent on the main dwelling house, work has also progressed with improvements to the land and the applicant also has a programme of improvements to make to improve both the condition and appearance of the land and boundaries, to return it back not only to good condition, but also to a working small holding.

The works to the main house are not yet complete, but are at an advanced stage and it is envisaged that the main residential dwelling will be ready to occupy by the middle of this calendar year (2012). The desire of the applicant is that by the time the house is occupied, many of the improvements will also have been carried out to the land and the new building proposed within this application will have been erected and be in place in order that the small holding can once again become a sustainable enterprise.

As mentioned previously, the small holding has suffered from years of neglect; the boundary hedges are all in poor condition and are in need of attention, all hedging gaps are to be replanted, all collapsed areas of the dry stone wall boundaries are to be rebuilt, many of the fenced boundaries within the small holding are in poor condition and require either repair or replacement and also many of the field access gates are currently overgrown and require clearing; in some cases the gates require replacement. There are also many areas of the land itself which require re-draining and work has already commenced on this. The building that is presently on the site, is clearly suffering from years of neglect. Many of the structural elements that remain in place are rotten, the roof leaks and the side panels of the building have been lost over time. The overall condition of the building is such that it is not practical, nor viable to retain it.

It is not clear whether the existing building has been previously used as animal housing, implement/equipment storage or feed storage, or a combination of all three - although it is safe to assume that it has been previously used for agricultural purposes. To the northern side of the current building is an area enclosed by a post and wire netting fence and there is evidence of other small animal pens within this enclosed area. To the east of this enclosed area is another enclosed area that has previously been used for the growing of vegetables – which the applicant has retained and brought back into use over recent months.

The previous refused planning application HPK/2011/0444 sought approval for two storage barns for use as animal pens and tractor store. This planning application was refused primarily on the grounds there was insufficient agricultural needs for the development at the scale proposed and as such it constituted inappropriate development with the Green Belt.

Following receipt of the decision of the previous application, the applicant has reassessed his needs on the site, which has resulted in the scale of the development being scaled down from that required previously, therefore reducing the visual impact of the proposal, to one that is of a very similar impact to that created by the current building. In addition this current proposal also seeks to overcome the original concerns regarding the agricultural need for the barn by presenting the local planning authority with a more appropriate and comprehensive justification than that provided in the past. It is hoped that by doing so the local planning authority can reach a more informed decision regarding the actual necessity of additional agricultural requirements at the site.

### **Rationale for the Proposal:**

As mentioned earlier, the applicant intends to reinstate the previous agricultural enterprises at the property and run the land as the small holding that it is registered as. The land associated with the property amounts to approximately 7 acres and has been left fallow for a number of years (other than when very recently used for the grazing of cows and growing of hay); since the land and property has been in the ownership of the applicant, it has been maintained using organic principles, with only organic fertilisers used on the land. It is the intention of the applicant to continue with the strong organic principles already in place.

A small herd of sheep (40) has been kept on the land during the previous summer months and they have returned with lambs this spring. Once the building work to the main residence is finished, and the applicant is able to occupy the house, the intention is to reduce the number of sheep kept on the land to no more than 20 in number, which will then allow the applicant to keep and breed rare breed goats (max 5) a small number of rare breed organic beef cattle (4 or 5) a pair of rare breed pigs and a flock of hens (20). The applicant also intends to increase the size of the vegetable growing area, to approximately double its current size. The size of the animal herds is not considered excessive for the acreage of the land although it is anticipated that the various animal grazing requirements will need to be managed very carefully at specific times of year in order to prevent over grazing. It is anticipated that during the worst weather of the winter months, there will be a need for the cattle to be kept inside the new barn, which will aid their health and also reduce the potential for excessive poaching of the land.

It is anticipated that the sheep will achieve a lambing rate of 110%, producing their lambs in March/April each calendar year, with the lambs being sold in the late summer/autumn. The goats will produce their young at a slightly lower rate than this, at around 75% and the intention is to breed from the beef cattle. The intention is to sell the surplus eggs and vegetables to retail shopping outlets in the immediate area, with specialist meat supplied to local butchers. The applicant has already carried out his own research on this matter and has a number of outlets in the surrounding area who would like to purchase meat, eggs and vegetables from him. There is also the

possibility of the weaned animals being sold to other rare breed farms. It is also worth noting that the hens will also provide a much-needed service for the applicant whilst scratching for food on the fields, as they also scratch through the manure left by the animals, which in turn helps to maintain the organic principles of the farm.

The existing building already present on the farm is no longer in a usable state of repair and it is not cost effective to renovate it to a state where it would be usable. In any case, the arrangement of the existing building is not suitable for the agricultural needs of the applicant, or in fact modern day agricultural practices.

In order to sustain the agricultural enterprises of the farm, storage areas for feed, and agricultural plant and machinery are required, together with areas inside a building that can be used for the animal housing and animal pens.

The new agricultural building is to have two single open areas whose primary use will be for the housing of animals during the greater part of the year. The goats will need to have access to shelter at all times and will be inside all year round (particularly at night time) The cattle will need to be kept inside during the worst of the winter weather and at various times throughout the year the building will also be used for temporary pens for the farm animals, such lambing pens, calving pens and also during shearing and dipping time and at other times when other specific animal welfare tasks are required, such as inoculations, vaccinations etc.

In addition to the need for animal housing, there is also a need for under cover storage of hay and straw, organic feed, organic fertiliser and some of the farming plant, equipment and materials, such as storage for a small tractor, together with small agricultural implements such as a small trailer, small grass topper, chain harrow, roller and other ancillary agricultural tools and equipment (fencing materials and equipment, chainsaw, brush cutter, shovels, spades, wheelbarrows and general small hand tools the like) that are used on the existing agricultural land – all of which need to be kept in a secure, waterproof building. It is worth noting that the applicant already owns much of this plant and equipment, and it is currently kept at the applicants present address, but it is all to be brought to the farm, when the applicant moves into the farm when the residence is completed. Storage off-site is not considered practical or feasible.

It is not financially sustainable to keep and maintain permanent larger plant and equipment that may be required to carry out task such as the spreading of manure etc and so as with the sheep dipping and sheep shearing, the applicant will employ external contractors to carry out these sorts of tasks as and when required.

There is currently no intention to grow, cut and make hay, on the land, and so the intention is to buy hay in from approved organic suppliers when required. The hay also requires storage in a waterproof environment on the site. The ability to do so is growing in importance as drier and warmer spring climates continue to drive up prices. It is expected that 250 bales will need to be stored on site to keep the animals in hay throughout the winter and with each bale measuring approximately 330mm x

480mm x 1100mm long, storage is also required for straw for animal bedding; an adequate forward supply of both hay and straw equates to a sizeable storage requirement. Space will also be required for the storage of different types of feed and feed supplements for the hens, beef cattle, goats and the sheep.

The variation in types and numbers of livestock, hens and vegetables at the farm will allow the applicant to maintain a sustainable rolling income from the agricultural enterprises throughout the year.

As mentioned previously the applicant will need to use the building, or areas of it, periodically throughout the year for lambing pens and also during shearing and dipping time and when required for other specific animal welfare tasks are required for the cattle, goats and sheep, such as vaccinations etc - the amount of space required for this will vary depending on what is being carried out and also upon the amount of space available. It is clear that the maximum storage needs of the applicant will be in excess of the area of the proposed building and that the space inside the building will need to be managed carefully throughout the year, depending upon the agricultural needs and activities at the time.

### **The Proposal – Design Principles:**

#### **Proposed building**

The proposed barn comprises one building, split into two definitive, but open plan areas. The building is to be single storey in nature, with a shallow pitched roof, and has been designed to take on a traditional and low key agricultural guise. The building will primarily be constructed from timber with the walls to be pressure treated shiplap boarding stained medium brown in colour. The roof will comprise of corrugated roof sheets in a black colour. This approach will ensure that the building does not constitute a conspicuous feature and hence that it does not appear out of character within the wider landscape; the principle of use of these types of materials has already been accepted by the local planning authority – as noted in the officer report from the previously refused application.

Careful consideration has been given to the location of the building within the site to ensure that any impact on the openness of the Green Belt is limited. A key factor in influencing the buildings location has therefore been the presence of the existing building already present on the site and the intention is for the new building to be placed over the footprint of the existing building. In so doing the new building will have only a marginal increased visual impact over that created by the building that it is intended to replace. It is considered that the main view of the building is from Redmoor Lane and since the length of the existing and new buildings are very similar the visual impact for users of Redmoor Lane is virtually unchanged.

By maintaining the current location and orientation of the building it ensures that the building is afforded the same amount of screening from all sides, that is currently enjoyed by the existing building.

### Access

Whilst the current arrangements on the site are clearly run down and haven't all been used for some time, the applicant is keen to maintain the type of arrangements that have previously been in use on the site, with access being available to the main element of the barn from the northern side (from the enclosed area) and access available to the secondary element of the barn, from both sides of the building.

Therefore there will be no need or requirement to provide any new access points onto the highway.

### Traffic generation

The proposal will not give rise to any noticeable increase in the volume of trips to and from the site. The equipment to be stored within the building relates to the agricultural enterprises that will be carried out on the site and so in this regard will not generate off-site movements.

### Surface Water Run Off / Drainage

The existing building does not appear to have an underground surface water system present to deal with any rainwater produced from the roof. Any rainwater produced from the downspouts of the new building will be drained into a new system, which in turn will be harvested and re-used on the farm, to both minimise the environmental impact of the farm and also help to maintain the organic principles on which the small holding is now based.

### Security

Security is not a substantial concern for the applicant, as the building will be situated in a position so that it is in clear view of the windows of the house at all times. It is the intention to fit an alarm to the building and good quality locks are also intended to be fitted to the doors, not least for insurance purposes.

### Climate Change

The use of the existing public transport links already in existence to the property, will be unaffected by this proposal. All the surface water drainage is to be harvested and re-used on the farm and as such it is not expected to have any detrimental effect on the surrounding water courses or drainage arrangements.

### Flood Risk

The property and field are not situated in a known flood risk area and are recognised as such by the Environment Agency and therefore there is no significant risk of flooding.

### Trees

As indicated within the submitted information, there are trees in close proximity to the building. Since the previous application 1 tree has come down during high winds in the winter months, both of which the applicant intends to replace within the same locality. The provision of the new building will not result in the loss of any trees and the storage of any building materials during the construction process is to be kept a minimum of 3m away from any trees in the area

### **Planning Policy Statement:**

The Development Plan currently comprises of those saved policies from the High Peak Local Plan which was adopted in March 2005. Given adoption of the Local Plan was post 2004, the recently introduced (March 2012) National Planning Policy Framework (NPPF) makes clear that full weight can be afforded to saved policies within for a 12 month transitional period. It must be recognised however that the basis upon which some of the saved policies were founded, no longer remain relevant owing to the changes in national policy introduced by the NPPF.

Assessment against the Development Plan Proposals Map identifies that the site is within the designated Green Belt and furthermore within a wider area designated as a Special Landscape Area. As such Local Plan policies OC1, OC2 and OC3 are considered pertinent in establishing the acceptability or otherwise of the principle of the proposal. Owing to the nature of the proposal OC6 is also considered pertinent.

Policy OC2 identifies that within the Green Belt

*“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”*

and advises that

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

Policy OC2 was founded on the former national guidance on Green Belts in the form of PPG2. Whilst the NPPF carries forward the key tenets of Green Belt objectives unchanged, it does add, at paragraph 89, to the list of circumstances when the erection of a new building is deemed to be appropriate to include:



- *“the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; and*
- *the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.”*

The proposal is for a replacement building the primary purpose of which will be agriculture. The proposal can therefore be considered appropriate in principle within the Green Belt in this regard, complying with both national and local policy. Furthermore it must be noted that the proposal is essentially a replacement building, which will maintain the same primary purpose as that which it is to replace. Whilst the new building is larger than that which it is to replace, in order to accord with more modern day agricultural practise and storage requirements, it is not considered materially larger. As such the proposal evidently complies with the additional Green Belt considerations introduced by the NPPF and should be regarded, in principle at least, as appropriate development within a Green Belt setting.

Local Plan Policy OC1 ‘Countryside Development’ identifies that :

*“Within the Countryside, Planning Permission will be granted for development which is an integral part of the rural economy and which can only be carried out in the Countryside provided that individually or cumulatively:*

- *the development will not detract from an area where the open character of the countryside is particularly vulnerable because of its prominence or the existence of a narrow gap between settlements; and*
- *the development will not generate significant numbers of people or traffic to the detriment of residential amenity, highway safety, landscape or air quality or otherwise have an unacceptable urbanising influence; and*
- *the development will not have a significant adverse impact on the character and distinctiveness of the countryside”*

The proposal is considered to comply with Policy OC1 primarily because it relates to the replacement of an existing building for the same end use as opposed to the introduction of a wholly new building and use. Given that the proposal is part of wider efforts to rejuvenate and bring back into beneficial use a small-holding which through years of neglect has fallen into a significant state of disrepair, it is considered that the proposal should be acknowledged as positively enhancing the character and distinctiveness of this area of the countryside. Importantly it must also be acknowledged, again alongside the wider efforts on the land, that from an economic perspective the proposal seeks to support a prosperous rural economy through reinvigorating a land-based use rural enterprise.

With regards to Local Plan Policy OC6 ‘Agricultural Development in the Countryside’, this identifies that:

*“Planning permission will be granted in the countryside for development required for agricultural purposes, provided that;*

- *The scale of development is appropriate to the agricultural need; and*

- *The development is designated and sited such that it does not cause significant harm to visual or residential amenity, or local landscape character; and*
- *Buildings will be demolished if no longer required for agricultural purposes in prominent or isolated locations and in other locations if an acceptable alternative use cannot be found.”*

Preceding sections of this report have sought to provide detailed justification for the modest increase in floor space sought by the proposal. Essentially the space required is considered the minimum necessary to ensure that the needs of the enterprise accord with modern day practices. Retaining the same siting and orientation as the building which is to be replaced will help to ensure that the development does not materially increase any effect on local landscape character.

Finally Local Plan Policy OC3 ‘Special Landscape Area Development’ states that:

*“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.”*

In response to this it should be noted that the proposal is considered to comply with Local Plan Policies OC1 and OC2. Furthermore, owing to the aforementioned reasoning, it is not considered that the proposal will in anyway detract from the landscape character but conversely, alongside the wider improvements being made to the land, help enhance landscape quality and the proposal is therefore considered to be appropriate in principle in that it evidently complies with key Development Plan policies of relevance.

### **Conclusions:**


The proposal is considered to offer a holistic animal housing and storage solution which meets the needs of the agricultural use of the land whilst balancing the limitations imposed by virtue of the sites inclusion within the designated Green Belt and an area of Special Landscape Character. It is contended that the proposal is acceptable in principle because it conforms with the requirements of the statutory Development plan and specifically those provisions which relate to governing development within the Green Belt.

As opposed to adversely impacting the openness or visual amenity of the Green Belt in this locality, the proposal also includes the removal of an extremely run down and dilapidated building already present on the site, which is genuinely considered to result in positive environmental enhancements which should reaffirm support for the proposal.

In conclusion the proposal is, based on the extensive reasoning set out within this report, considered appropriate, acceptable and in accordance with all national and local policies of relevance and as such, it is our belief that a recommendation of approval should be forthcoming.

## Appendix 1 – Confirmation of CPH registration

Rural Payments Agency  
Lancaster House, Hampshire Court,  
Newcastle business Park, Newcastle Upon Tyne, NE4 7YH

 rpa  
rural payments agency

Lucy Cross  
Ellibancke Farm  
Redmoor Lane  
New Mills  
HIGH PEAK  
SK22 3LL

Telephone: 0845 603 7777  
E-mail: [csc@rpa.gsi.gov.uk](mailto:csc@rpa.gsi.gov.uk)  
SBI: 118145878  
Task number: 9911035  
Our ref: CPH HKeep (v1.0)  
Date: 16/08/11

Dear Ms Cross

**Customer Registration – County Parish Holding (CPH) number**  
Thank you for your telephone call requesting a CPH number.

**Important information**  
We have now added your information to our customer register and assigned a CPH number.

**Address:** Ellibancke Farm

**CPH Number:** 09/150/0210

You will need this information when dealing with the RPA or other Defra agencies in some circumstances, so please keep your number(s) safe.


**What you need to do**  
You do not need to take any further action with the RPA if the address(es) is/are correct. If you want us to change any of your details you can call us on the above number, please select the 'Customer Registration' option.

If you wish to participate in any of the schemes administered by RPA or for which RPA make payment we will need to collect further information from you. As such you will need to complete a CReg 01 form. We will not be able to make any scheme payments until a CReg 01 is completed.

**How to contact us**  
If you have any questions about registering, please telephone us on the above number. You can talk to a registration advisor by selecting the option, 'Customer Registration'. Or you can e-mail us at the address above.

**Where you can find more information**  
You can find more information about the RPA on our website at [www.rpa.gov.uk](http://www.rpa.gov.uk).

The Rural Payments Agency is an Executive Agency of the Department for Environment, Food and Rural Affairs (Defra)

 INVESTOR IN PEOPLE

## Appendix 2 – Various photographs of the site



View of the existing building from the north, with the old animal pens in the foreground.



View of the existing building from the south, from Redmoor Lane.



View of the existing building from the west, from Redmoor Lane, with the hedges in the foreground



View of the existing building from the north east, with the existing vegetable patch in the foreground.