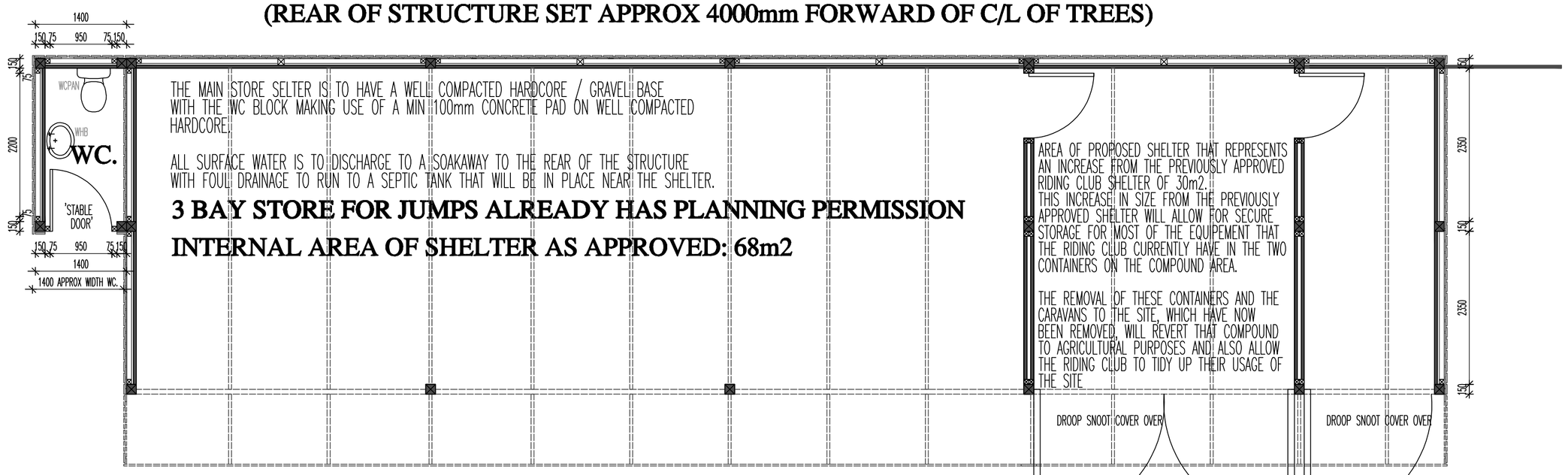
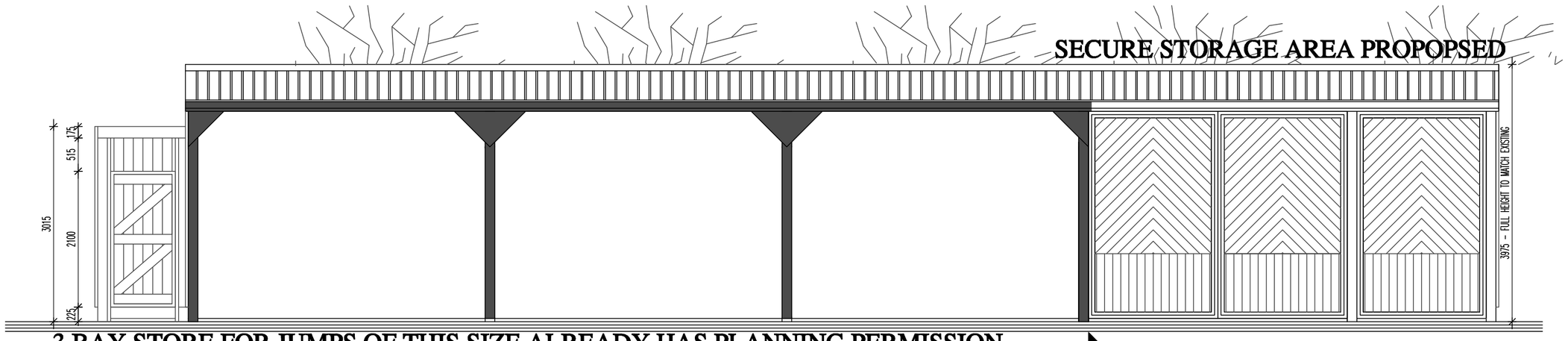


**EXISTING TREE LINE TO THE REAR OF THE STORE SHELTER ACTS AS SCREEN PLANTING**
**(REAR OF STRUCTURE SET APPROX 4000mm FORWARD OF C/L OF TREES)**

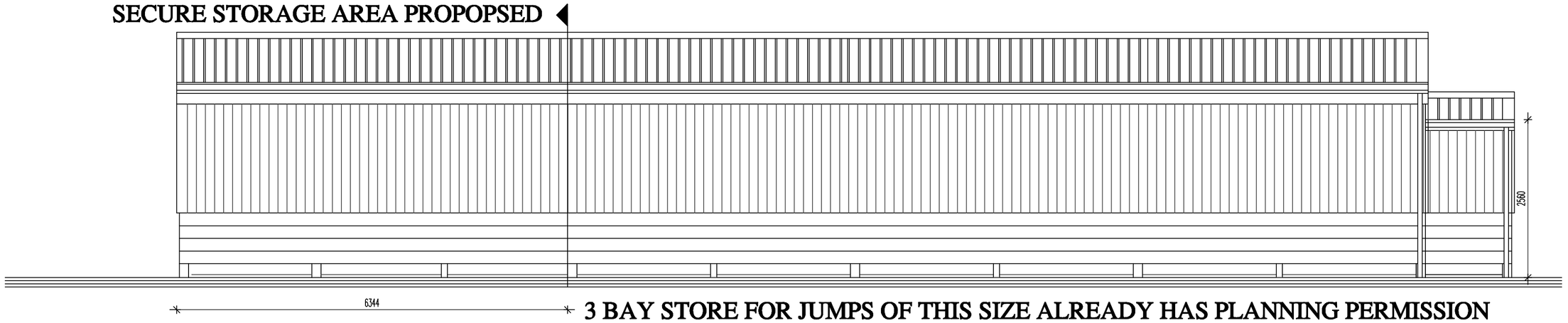



# PROPOSED EXTENSION TO APPROVED RIDING CLUB SHELTER 1:50



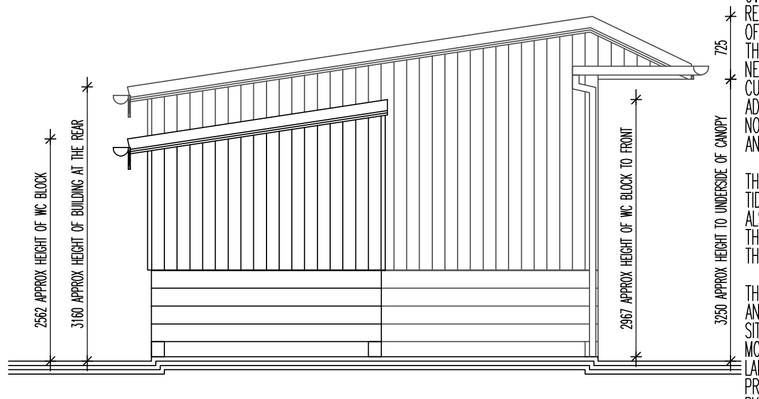

3 BAY STORE FOR JUMPS OF THIS SIZE ALREADY HAS PLANNING PERMISSION
THE NEW SECURE STORAGE AREA REPRESENTS AN INCREASE OF 30m2 FROM THE ORIGINAL APPROVED SCHEME TO TAKE THE TOTAL STORAGE AREA TO 98m2

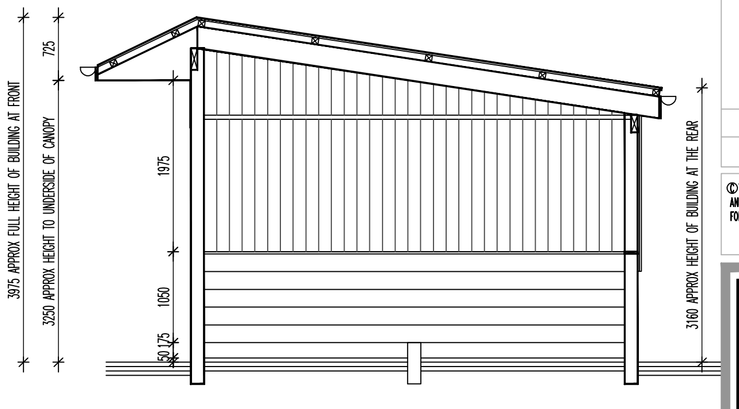
# PROPOSED FRONT, REAR AND SIDE ELEVATIONS SHOWING EXTENSION TO APPROVED SHELTER




3 BAY STORE FOR JUMPS OF THIS SIZE ALREADY HAS PLANNING PERMISSION

# ELEVATIONS 1:50




THE OWLGREAVE BUNGALOW FARM HOLDING OCCUPIES SOME 46 ACRES OF LAND JUST OFF THE COMBS ROAD HEADING INTO THE VILLAGE OF COMBS OUTSIDE CHAPEL-EN-LE-FRITH. VARIOUS FENCED OFF FIELD AREAS SURROUND THE BUILDINGS OF OWLGREAVE FARM AND OWLGREAVE BUNGALOW, THE USAGE OF WHICH HAS VARIED THROUGH DIVERSIFICATION OVER THE YEARS. 3 OF THESE LARGE FIELDS WHICH SIT TO THE LEFT HAND SIDE OF THE ENTRANCE LANE INTO THE FARM COMPLEX HAVE BEEN USED FOR SOME TIME BY CHAPEL AND DISTRICT RIDING CLUB FOR NUMEROUS EVENTS AND TRAINING SESSIONS THROUGHOUT THE COURSE OF THE YEAR – THE CLUB USING THE SITE EVERY MONTH FOR THEIR EVENTS.

AS PART OF THEIR EVENTS, THE RIDING CLUB USES VARIOUS PIECES OF EQUIPMENT AND 'JUMPS', WHICH ARE CURRENTLY JUST LEFT WITHIN THE FIELDS WHEN NOT IN USE. WITH THIS IN MIND, THE CLUB WAS RECENTLY GIVEN PLANNING PERMISSION FOR AN OPEN FRONTED TIMBER SHELTER TO MATCH THE FARM STRUCTURES THAT ARE USED ELSEWHERE ON THE FARM – THIS IS TO HOUSE THE JUMPS IN QUESTION. THE RIDING CLUB ALSO OWN THE TWO LARGE STORAGE CONTAINERS THAT ARE CURRENTLY HOUSED ON THE AGRICULTURAL COMPOUND YARD. THESE CONTAINERS ARE NOW TO BE REMOVED FROM THAT COMPOUND TO REVERT THE USE OF THAT SITE TO PURELY AGRICULTURAL, THIS OBVIOUSLY MEANS THE CLUB NEED TO LOOK FOR FURTHER STORAGE FACILITIES FOR THEIR EQUIPMENT THAT NEEDS SECURE STORAGE AND PERMANENTLY STORED TRAILERS THAT SIT ON THE COMPOUND. SO AS TO NOT TO DISRUPT THE RURAL LANDSCAPE WITH ANOTHER SEPARATE BUILDING – THE RIDING CLUB WISH TO SEEK PERMISSION FOR A LARGER TIMBER BARN SHELTER IN LIEU OF THE PREVIOUSLY APPROVED PROPOSAL.

THIS UNIT WOULD NOW ALLOW THEM TO STORE ALL THEIR EQUIPEMENT UNDER SHELTER IN A BUILDING THAT THE LOCAL AUTHORITY HAVE ACCEPTED AS BEING IN CONTEXT IN TERMS OF MATERIAL AND SIZE THAT IS RESPECTFUL OF THE LOCATION AND THE AGRICULTURAL SURROUNDINGS.

THE STRUCTURE WILL BE A TANALISED TIMBER FRAME SHELTER TO MATCH THE TWO APPROVED UNITS CONSTRUCTED ELSEWHERE FOR AGRICULTURAL USE ON THE FARM.
THE FRAME IS CLAD WITH 1200mm HIGH TIMBER STOCKWALL WITH SPACEBOARD (OVERLAPPING VERTICAL TIMBER BOARDS) ABOVE TO THE SIDE AND REAR ELEVATIONS. THE ROOF IS A BOX PROFILE STEEL SHEET COVERING AND WILL BE 'VANDYKE BROWN' IN COLOUR. TO THE FRONT A 'DROOPSNOUT' WILL FRAME THE OPEN FRONTAGE AND MATCH THE OTHER SHELTERS ON THE FARM.

THIS STRUCTURE WILL BE OF CONSIDERABLE BENEFIT TO THE CHAPEL AND DISTRICT RIDING CLUB AS IT WILL ALLOW THEM TO TIDY UP THEIR USAGE OF THIS LAND AND WILL PROVIDE MUCH NEEDED STORAGE SHELTER FOR THEIR RIDING EQUIPEMENT. THE ADJACENT WC BLOCK WILL ALSO PROVIDE A MUCH NEEDED DEDICATED TOILET PROVISION. THE RIDING SCHOOL FUNCTIONS AS A VERY POPULAR COMMUNITY GROUP WITH LONG STANDING USE OF THESE 3 FIELDS AND THIS SHELTER WILL GREATLY BENEFIT THEIR USE OF THIS SITE AND ENHANCE THE EVENTS AND FACILITIES THEY CAN OFFER THE COMMUNITY IN THE FUTURE.

IT IS HOPED THAT THIS NEW PROPOSAL AND THE PURPOSE IT SERVES CAN BE SEEN BY THE LOCAL AUTHORITY AS CHAPEL AND DISTRICT RIDING CLUB AND OWLGREAVE BUNGALOW FARM TAKING CONSIDERABLE STEPS TO TIDY UP THE USAGE OF THE FARM IN GENERAL SO THAT THE AREAS OF LAND USAGE ARE RATIONALISED INTO AGRICULTURAL, LIVERY AND RIDING CLUB USE, WHILST ALSO PROVIDING MUCH NEEDED STORAGE UNITS FOR THE VARIOUS FUNCTIONS THROUGH THE USE OF EXISTING OR PREVIOUSLY APPROVED STRUCTURES ON THE FARM RATHER THAN THE CONSTRUCTION OF INDIVIDUAL NEW BUILDINGS AS HAS PREVIOUSLY BEEN REQUESTED.

THE PROPOSAL IN QUESTION ALONG WITH THE OTHER ASSOCIATED APPLICATIONS IS DESIGNED TO TAKE ON BOARD THE CONCERNS THE LOCAL AUTHORITY AND THE WIDER PUBLIC HAVE HAD WITH THE USE OF LAND AND STRUCTURES ON OWLGREAVE BUNGALOW FARM AND THE POTENTIAL IMPACT ON THE RURAL LANDSCAPE. THE PROPOSALS ARE ALSO DESIGNED TO REGULARISE THE USE OF EXISTING BUILDINGS AND THE PLANNING PERMISSIONS THAT RELATE TO THEM.

THE PROPOSED INCREASE IN THE REQUIRED SHELTER AREA NOW REPRESENTS A REDUCTION IN AREA FROM THE PROPOSAL THAT WAS REFUSED IN APPLICATION HPK/2012/0099. THAT SCHEME HAD SHOWN AN INCREASE IN THE SIZE OF THE SHELTER FROM THE ORIGINAL APPROVED SHELTER OF 40m2 – THIS MEANS THIS PROPOSAL REPRESENT A SIGNIFICANT 25% REDUCTION IN THE AREA WE ARE NOW PROPOSING FOR THE TOTAL SHELTER TO A TOTAL OF 98m2











PHOTOS TO SHOW PART OF THE EQUIPMENT MOVED OUT OF THE EXISTING STORAGE CONTAINERS TO SHOW WHY THE EXTRA SPACE IS REQUIRED UNDER ONE SECURE SHELTER.
THE PREVIOUS APPROVED APPLICATION RELATED TO THE STORAGE OF THE JUMPS IN THE FIELDS USED BY THE CLUB – THE EQUIPMENT SHOWN IS OVER AND ABOVE THAT PROVISION AND ONLY REPRESENTS AN EXAMPLE OF THE TOTAL AMOUNT OF EQUIPMENT THEY REQUIRE FOR THEIR EVENTS. THIS APPLICATION RELATES TO A CONSIDERABLE NEED FOR THE RIDING CLUB. THE FACILITIES THEY CURRENTLY HAVE ON THE FARM ARE CLEARLY NOT ADEQUATE AND THE STORAGE CONTAINERS DO NOTHING TO HELP THE PUBLIC FACE THE FARM AND THE CLUB WISH TO PRESENT.

THE APPROVAL OF SAME WILL ALLOW THEM TO TIDY UP THEIR LAND USAGE AT OWLGREAVE BUT ALSO ENSURE A VIABLE FUTURE FOR THE EVENTS THEY HOLD AT THE FARM AND THE ACTIVITIES THEY REPRESENT TO THE VISITING PUBLIC.

THE STEPS TAKEN BY BOTH OWLGREAVE FARM AND THE RIDING CLUB IN ORDER TO TIDY UP THE SITE WHILST AT THE SAME TIME, ALLOW FOR MORE MODERN STORAGE FACILITIES THAT RESPECT THE LANDSCAPE OF THE FARM ARE PUT FORWARD AS PROPOSALS THAT CAN HOPEFULLY BE SUPPORTED BY THE PLANNING DEPARTMENT IN THIS WAY.

# OWLGREAVE BUNGALOW FARM

REVISIONS:

PROPOSED DRAWINGS
COMBS, CHAPEL-EN-LE-FRITH
OWLGREAVE BUNGALOW

SCALE: 1:50 | CHECKED: AJS
DATE: FEB'12 | DRAWN: AJS

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