

## DELEGATED DECISION REPORT

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<b>HPK/2016/0164 31/03/2016</b>	<b>HOW GREEN FARM SHILOH ROAD NEW MILLS</b>	<b>PROPOSED EXTENSION TO EXISTING STABLE BLOCK FOR HORSES, CONSTRUCTION OF CANOPY OVER OPEN AIR EXISTING MENAGE FOR SCHOOLING HORSES AND EXTENSION OF MENAGE WITH EXTENDED CANOPY</b>  <b>(FULL - MINOR)</b>
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### MAIN ISSUES

- Green Belt / Countryside
- Highway Safety
- Residential Amenity

### RELEVANT POLICIES

#### **High Peak Local Plan April 2016**

S1 – Sustainable Development Principles  
S1a – Presumption in Favour of Sustainable Development  
S2 – Settlement Hierarchy  
S6 – Central Sub-area Strategy  
EQ2 – Landscape Character  
EQ3 – Rural Development  
EQ4 – Green Belt Development  
EQ6 – Design and Place Making  
EQ9 – Pollution Control and Unstable Land  
E1 – New Employment Development  
CF6 – Accessibility and Transport

#### **National Planning Policy Framework**

Paragraph 7, 14, 17, 196-197  
Section 3, 4, 7, 8, 9, 11

### RELEVANT PREVIOUS APPLICATIONS

HPK/0003/1115 – Domestic Double Garage, Approved 1991.  
HPK/0003/0382 - Domestic Garage, Refused 1991,  
HPK/2007/0518 - New Stable Block And Storage Shed, Approved 2007.  
HPK/2009/0145 - 20m X 40m Menage, Approved 2009.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 19/05/2016

Neighbour consultation period ends: 20/05/2016

Press Advert: N/A

### **County Highways**

The premises has no red or blue line boundary to the public highway. Access is via a private track off Shiloh Road and is not shown to be in the applicant's control.

The junction of the private access onto Shiloh Road is acceptable in terms of exit visibility. The track is generally of single vehicle width. Given the additional traffic movements passing places would have been recommended, especially as the track carries the routes of Public Rights of Way (FPs32 and 36 New Mills) on the Derbyshire Definitive Map, however, as stated above the track does not appear to be in the applicant's control.

It is noted that there are existing private stables associated with these premises. However the submission states that the proposed extensions to the equestrian operations will be as a 'business venture' with riding school and livery. No details of the intended operations appear to have been submitted. It is recommended that an appointment system with suitable gaps between appointments is used to prevent too many people trying to use the track and being on site at the same time.

6 additional parking spaces are proposed which should be suitable subject to the above appointment system limiting the numbers of customers on site at any given time.

No numbers of horses are given so it is presumed that the maximum would be 8 as per the number of stables. Whilst it is noted that the applicant own horses although no details are given so it is unclear what number of vacant stables are proposed for livery use. Additionally no details of whether the livery facility is Full or DIY are given. It is noted that the applicant considers that the manure is removed from site by bagging and selling but it is not clear whether this arrangement would cover any additional horses on site.

Subject to the applicant providing the above additional information there are no objections from Highways. They recommend conditions relating to the information.

### **New Mills Town Council**

No objection.

### **Coal Authority**

Recommend Standing Advice

### **Neighbours**

Two objections have been received relating to

- Concerns regarding the change domestic to commercial
- Highway Safety, impact on the single track, increase in traffic generation
- Impact on the Countryside
- Impact on the Green Belt
- Concern regarding light – there have already been lights installed
- Out of character with the area, scale, visual impact on the landscape

## **OFFICER COMMENTS**

The application site lies within the countryside as designated within the High Peak Local Plan and the North West Derbyshire Green Belt. The site area is situated on land accessed by a single track from Shiloh Road and then to the east of the existing group of dwellings. At present there is a barn used for stables located on an area of hard standing and an existing ménage. These have been granted previous under planning permission for private use.

The proposals involve the construction of a new ménage area to towards the south in an area that is an existing field and is fenced off from the existing ménage. The extended ménage would be 20m x 5m resulting in a total area of 65m x 20m including a walled area. The current ménage and proposed extension would then be covered by a structure of steel pillars and profile metal sheeting panels in olive green to the roof with a number of roof openings. The covering would result in a structure of 6.5m in height to the ridge.

The existing stable barn would be further extended with a covered store area and a new stable barn with a further area of hard standing. The existing building is 18m in length and it is proposed to extend this with the new block and store by 28m. The building would be 11.5m in width and 4.5m in height.

The applicant has advised that the proposals are for a commercial business as the applicants relative is an horse event rider. The existing stables are used for their own horses which they have 5 and for recreation purposes. They are looking at a business for other competition horse riders and wish to extend the facilities. They are proposing a maximum of 10 horses for the land and it would be in use 12 hours per day and throughout the year. It proposes the addition of further staff as required.

### Green Belt / Countryside

As the site lies within an area of Countryside, Local Plan Policy EQ3 advises that the Council will seek to ensure new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness. It supports rural employment and commercial enterprises where a rural location can be justified. It further supports equestrian development where it does not have an adverse impact upon the character and appearance of the area.

The site also lies within the North West Derbyshire Green Belt. Policy EQ4 of the Local Plan relates to Green Belt development and advises that the Council will seek to protect Green Belt and maintain its openness and permanence. Planning permission will not be granted for development unless it is in accordance with national planning policy.

Paragraph 87 of the Framework, states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 88, states that when considering any planning application, LPA' should ensure substantial weight is given to any harm to the Green Belt. 'Very Special Circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Whilst Paragraph 89, advises that the construction of new buildings are inappropriate in the Green Belt there are a number of exceptions including; provision of appropriate facilities for outdoor sport, outdoor recreation, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.

The proposed extensions and alterations at the site are to create two substantial buildings where there is currently no built form. The land sits in a prominent location across the landscape and is viewed across the valley and from the nearby Shiloh Road. The scale, appearance and height of these buildings would be visually unacceptable and the extended stable block and ménage with covered area would encroach into the open countryside and Green Belt. They would result in a detrimental and negative impact to the immediate and wider surroundings. The proposals as such are considered to be inappropriate development and would clearly it would result in harm to the openness. Although the proposals would generate some economic benefit with the creation of a rural business and social benefit with a recreational facility it is not considered this would outweigh the harm. As such there are no very special circumstances submitted or mitigation that would allow the development to be justified or acceptable with the harm it would cause.

The proposal is therefore contrary to policy EQ3 and EQ4 of the High Peak Local Plan and Section 9 of the NPPF protecting Green Belt Land.

### **Residential Amenity**

The site has an existing equestrian use and is located away from existing residential properties. It would be unlikely that the residential amenity currently enjoyed by existing adjacent occupiers would be harmful to justify a reason for refusal. Suitable conditions could potentially reduce any significant impact on amenity including noise and disturbance/ comings and goings. As such it would comply with Saved Local Plan Policy GD5, Emerging Policy EQ5 and Paragraph 17 of the Framework.

### **Highway Safety / Access**

The Highway Authority has advised they have no objections to the proposal to subject to conditions being placed on any approval. There would appear to be ample parking on the site, it is noted the objections of residents in terms of the single track. However highway conditions would ensure that there was no detrimental impact to highway safety. As such it would comply with Local Plan Policy CF6 and the NPPF.

**RECOMMENDATION :      REFUSE**

**Case Officer**

**Karen Taylor**

**Date**

**26/05/2016**

X *B.J. Haywood*

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Signed by: Haywood, Ben

**On behalf of High Peak Borough Council**