

DELEGATED DECISION REPORT

HPK/2016/0305
24/05/2016

STORTH MEADOW FARM
HIGH LANE
SIMMONDLEY
GLOSSOP

PROVISION OF NEW HORSE
EXERCISE AND TURNOUT
AREA

(FULL - MINOR)

MAIN ISSUES

- Green Belt
- Character, Form and Design
- Amenity
- Landscape / Trees
- Flood Risk
- Highway Safety

RELEVANT POLICIES

The determination of a planning application is to be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990.

Section 38(6) requires the local planning authority to determine planning applications in accordance with the development plan, unless there are material circumstances which 'indicate otherwise'. Section 70(2) provides that in determining applications the local planning authority "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations."

The new Local Plan was taken to Full Council on 14th April 2016 where it was formally adopted, subject to the Main Modifications as required by the Inspector. Full weight can now be attributed to the policies of the new Local Plan.

Adopted High Peak Local Plan

S1 – Sustainable Development Principles
S1a – Presumption in Favour of Sustainable Development
S7 – Glossopdale Sub-area strategy
EQ2 - Landscape Character
EQ3 – Rural Development
EQ4 – Green Belt Development
EQ6 – Design and Place Making
EQ9 – Trees and Woodland
EQ11 – Flood Risk Management
CF6 – Accessibility and Transport

National Planning Policy Framework

Paragraph 14 - Presumption in Favour of Sustainable Development
Paragraph 17 – Core Planning Principles
Section 9 – Protecting Green Belt Land
Section 11 Conserving and Enhancing the Natural Environment

RELEVANT PREVIOUS APPLICATIONS

HPK/2013/0439 - Retention of stable block & small retaining wall – Approved
04/10/2013.

HPK/2016/0672 - Proposed Erection of 1No. Block of 4No. Stables – Refused
08/03/2013.

HPK/2012/0405 - New stables & menage – Refused 04/09/2012.

HPK/2011/0064 - Construct new access road and alter dry stone wall to improve
visibility and block off existing access – Withdrawn 06/04/2011.

HPK/0003/8896 – Detached garage and car port for caravan – Approved
17/08/2000.

HPK/0003/1203 – Proposed Refurbishment of existing farmhouse and barn
conversion – Approved 03/02/1992.

CONSULTATIONS

Publicity

Site Notice expiry date: 19/07/2016
Neighbour consultation period ends: 29/06/2016
Press Advert: N/A

County Highways

No objection subject to development remaining private and ancillary to occupants of Storth Meadow Farm only. The application form states that there is to be no new vehicular access created. It is assumed that the site would be accessed in the same manner as the existing farm and stables. It would appear that an existing field gate will be used during the construction period only therefore it is recommended that the applicant contact the Traffic and Safety Section with respect to placing of warning signs during this period i.e. 'Works Access', etc.

Environmental Health

No objection subject to conditions to protect amenity.

Arboricultural Officer

No objection subject to tree protection conditions.

Charlesworth Parish Council

No comments have been received.

Neighbours

No representations have been received.

OFFICER COMMENTS

The Site

The site is situated off the north side of High Lane, Simmondley, Glossop. The site lies outside the built-up area of Simmondley, Glossop in an area of open countryside. The fields associated with the former farmhouse to the west are designated as Green Belt. To the north of the site is a residential estate. A Public Footpath also runs along the northern boundary of the site. To the south of the site, and south of High Lane, is the boundary of the Peak District National Park. Access to the former farmhouse and field is from an existing and well established access point onto High Lane, with vehicular access into the field being available from within the residential curtilage. The applicant's existing timber stables are sited to the north of the farmhouse, within its domestic curtilage adjacent to a stone barn and store. The land is generally sloping in nature, from High Lane down towards Spring Rise. There are a number of well established trees between the farmhouse and Spring Rise to the north.

The Proposal

Planning permission is sought for a 15m x 30m all weather horse exercise and turn out area (menage) on land to the west of Storth Meadow Farm within land designated as Green Belt and Open Countryside. The proposed horse exercise and turn out area will require cut and fill landscaping due to the topography of the site. It is proposed to remove some trees on the site and to retain others, with replacement tree planting proposed around the periphery of the site. The proposed facility is required for the use of the applicants only with no commercial use whatsoever.

Amended plans were received during the course of the application, including a location plan with amended red edge confirming that the public right of way lies outside the application site. Detailed landscaping plans were also provided showing native tree planting to the north, south and west of the site to screen the development.

Green Belt

As noted above, the site is within the Green Belt and Open Countryside. Paragraph 89 of the NPPF states that a LPA should regard the construction of new buildings as inappropriate in Green Belt, however, one of the exceptions listed is facilities for 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. Certain other forms of

development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These include engineering operations.

The proposed development is closely related to the existing built form at Storth Meadow Farm and existing equine facilities as well as the residential development to the north (Spring Rise). Furthermore, the siting of the proposal acts to ensure that the proposal will be well screened by existing and proposed trees and the topography of the site also helps to minimise views from the High Lane. Due to the sloping nature of the site, engineering operations are proposed in the form of cut and fill works to create a level surface and the proposal will essentially be dug into the sloping site. This is not inappropriate development in the Green Belt provided that it preserves the openness of the Green Belt. It is proposed to locate the exercise area as close to and partially within the shelter belt of trees to the west of the driveway where it will be partially screened from residential development to the north. In views from the public footpath to the north of the site, the proposal will be seen against the backdrop of the land as it rises towards High Lane. The alignment of the public footpath would be unaffected by the proposals as confirmed by the amended site edged red. Given the open nature of the proposal and absence of built development, the impact on the openness of the Green Belt is not considered to be significant. As such, it is considered that the proposal is an appropriate form of development in the Green Belt and the proposal thereby complies with Local Plan Policy EQ4 and the NPPF.

Design

Policy EQ5 requires that all development should be well designed and of a high quality, responding to its environment and challenge of climate change – whilst also contributing to local distinctiveness and sense of place.

The surface of the turn out area will comprise of a sand and rubber mix, which is dark in colour in order to better blend into and integrate with the wider site. Compensatory tree planting (native species) is proposed to soften the appearance of the development and minimise its impact on the surrounding area. The engineering works to create a level surface will change the topography of the site, however, the new grass seeded earth slopes created by the cut and fill works would give a natural appearance to the edges of the development helping it to blend into the landscape.

Overall, it is considered the siting, scale, design and construction materials of the proposal are appropriate. Accordingly, the impact on the open countryside and Special Landscape character would be acceptable and the proposal thereby accords with Local Plan Policies EQ2, EQ3 and EQ5.

Amenity

Local Plan Policy EQ5 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

Amenity issues associated with the development are clearly the close proximity of the site to residential properties to the north. The site would be visible from the rear windows and gardens of these properties, however that view would not amount to an overbearing impact. Given that the exercise area is for personal use only it is unlikely that any noise or traffic generated by the use of the area would create unacceptable levels of general amenity given that the activity is associated with the countryside and for personal use. The proposed exercise area is not to be illuminated and this can be controlled by way of condition.

In summary, the proposed development would not adversely affect nearby residential amenity.

Landscape / Trees

The provision of the exercise and turn out area will require the removal of approximately 3 small deciduous trees together with 2 leylandi type trees (one of which has been severely damaged), along with a small number of saplings. None of these trees are formally protected. Some of these trees may be capable of being relocated and replanted elsewhere on the site. Compensatory (native tree species) planting is proposed at a rate of 2:1, with new planting being as close as practically possible to the new exercise and turn out area. Retained trees are to be protected by protective fencing. It is noted that the Council's Arboricultural Officer does not object to the proposals, including the proposed landscaping scheme provided, subject to the inclusion of tree protection conditions on any approval granted. In summary the proposals comply with Local Plan Policy EQ9.

Flood Risk

The site does not lie within an area of known flood risk.

Highway Safety

There is no proposal to create a new access or alter the existing access arrangements into the site, nor would the provision of the proposed area increase the number, frequency or amount of traffic into the farm. The proposal is likely to reduce vehicle movements as there will no longer be a requirement for the exercise and training of the horses to be carried out as frequently off site. DCC Highways raise no objection subject to the development remaining private and ancillary to occupants of Storth Meadow Farm only.

It would appear that an existing field gate will be used during the construction period only. The Highway Authority do not object to this but recommend that the applicant contact the Traffic and Safety Section with respect to placing of warning signs during this period.

It is therefore considered that the proposed development complies with Local Plan Policy CF6.

RECOMMENDATION : APPROVE

Case Officer

Mark Ollerenshaw

Date

05/08/2016

X *B.J. Haywood*

Signed by: Haywood, Ben

On behalf of High Peak Borough Council