

DELEGATED DECISION REPORT

HPK/2023/0282
VALID 21/07/2023

LAND ADJACENT TO
HILLTOP COTTAGE,
HILLTOP ROAD, GLOSSOP,
DERBYSHIRE

STABLES WITH ASSOCIATED
TACK ROOMS AND
DETACHED HAY BARN –
PRIVATE DOMESTIC USE
(FULL - MINOR)

MAIN ISSUES

- Principle of Development (Green Belt)
- Design Considerations
- Impact upon Residential Amenity
- Impact on Highway Safety
- Other Matters

DESCRIPTION OF SITE

The application relates to a field which is located within the open countryside and Green Belt as defined by the Local Plan policies map. The site contains a small L-shaped stable block with shallow pitched roof. The site is accessed via an existing gate off Hilltop Road. Existing boundaries comprise post and wire fencing, and a hedgerow along the Hilltop Road boundary. The site occupies an elevated position with land sloping away to the east.

PROPOSAL

This application proposes the removal of the existing stable building and the construction of a replacement stable block, feed barn and hardstanding areas. The stable block would be L-shaped with 4 looseboxes and attached tack rooms. Both the stable building and the feed barn would be finished in timber boarding and have a steel profiled roof. The buildings would have a shallow pitched roof. An area of hardstanding for parking and manoeuvring would be provided within the site.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S5 Glossopdale Sub-area Strategy
- EQ2 Landscape Character
- EQ3 Rural Development
- EQ4 Green Belt Development
- EQ6 Design and Place Making
- CF6 Accessibility and Transport

Supplementary Planning Guidance/Documents

High Peak Design Guide (2018)

National Planning Policy Framework

Section 12: Achieving Well-designed Places

Section 13: Protecting Green Belt land

Section 15: Conserving and enhancing the natural environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None on site

Relevant applications nearby:

HPK/2021/0273 - Construction of stable block – Approved – 27/08/21

This related to land to the immediate south of the site.

HPK/2022/0115 - Demolition of existing stables and outbuildings and erection of single storey dwelling and associated works – Approved – 27/09/22.

This relates to the applicants existing stables to the southwest of the site.

CONSULTATIONS

Publicity

Site Notice expiry date: 02/09/23

Consultation period ends: 12/09/23

Public Comments

Two letters of representation received.

One objection

No permission for existing building.

Increase in scale

Impact on green belt

Increase in surface water run off

Potential flooding

Road inadequate for business

Impact on amenity/enjoyment of area

Loss of privacy

Increase in smell, noise and activity

Increasing horses will mean more manure- where and how will this be disposed of, without smell and disruption to the neighbours.

The land is not big enough.
Change of views and enjoyment.
Design is not in keeping of the area. Surrounded by old traditionally built buildings of stone and slate.
The proposal is very similar in footing to the house application that was rejected for planning
Uninterrupted views, affected and impact on house price
Integratory of traditional agricultural land will be impacted by increasing the number of horses on the site.

One neutral comment:

pleased to see wooden stables replaced.
Necessary to increase the footprint of the new proposed stables in order to build suitable ones that modern day horse keeping would require
Stables for 6 horses are also to be demolished, there will be 4 new ones built
Will move them further away from Hilltop Rise Bungalow and the other neighbouring properties
Never noticed any undue smell that you wouldn't expect in the countryside
The horses there have 5 other fields to graze in
Never noticed a serious problem with water run off other than when we have had continuous heavy rain
The lane is regularly used by 2 local farmers with heavy machinery so it's understandable that the lane is not in the best of repair in places
They are replacing the current ones and are not an addition to the present stone ones
providing the new stables are wooden and dark in colour helping to blend into the surrounding countryside they will be a welcome replacement for the current, unsightly and unsafe wooden ones.

Town / Parish Comments

None received

DCC Highways

The application states that the stables are to be for private and domestic use; however, the planning statement refers to the stables replacing 6 existing livery stables. Can the applicant confirm that whether the proposed stables are a replacement for the same number of livery stables or if they are for personal use only please

OFFICER COMMENTS

Principle of Development

The application proposes the construction of an stables within a field which lies within the Green Belt as defined by the Local Plan policies map.

Policy E3 relates to rural development which states that the Council will seek to strictly controlled new development to protect the landscape's intrinsic character and distinctiveness, including the character, appearance and integrity of the historic and cultural environment and the setting of the Peak District National Park, whilst also facilitating sustainable rural community needs, tourism and economic development. Policy E3 states that support will be given to equestrian development where it does not have an adverse impact upon the character and appearance of the area.

Policy E4, which relates to Green Belt development, states that development in these locations will not be permitted unless it is in accordance with national planning policy.

The NPPF identifies that the construction of new buildings within the Green Belt will be considered to be inappropriate development and will only be allowed where it meets one of the exceptions identified within paragraph 149.

Paragraph 149(b) allows for *“the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it”*. It is therefore necessary to firstly consider whether the proposals are for appropriate facilities.

The application relates to the construction of stables which would be for personal use. The proposals would replace existing stables lost to the south east through the redevelopment of that site. That site includes an existing riding menage which would be unaffected by the development. It has been shown that there is sufficient land in the ownership of the applicant to meet the grazing needs of a stabling site of this scale. The construction of a stables *could* therefore be considered to be an appropriate facility as it would be for outdoor sport/recreation provided that the development preserves openness and does not conflict with the purposes of including land within it.

Impact on Openness

149(b) requires development to preserve the openness of the Green Belt. There is no definition of openness within the NPPF although it is accepted that the openness has both visual and spatial components. It is inherent in the list of exceptions that some built form arising from such development is inevitable.

The application proposes the replacement of an existing timber stable building. The existing building has been present for some considerable. The development would be larger than the existing built form. Nonetheless, the buildings would be relatively modest in terms of their overall height and footprint. The stables would be visible due to the hill top position they occupy. However their design and appearance is such that the effect on openness would not be significant both visually and spatially. As such it is considered that the proposals would preserve openness in this instance.

Impact on the purposes of including the land in the Green Belt

The NPPF, at paragraph 138, highlights that the Green Belt serves 5 purposes which includes, inter alia, safeguarding the countryside from encroachment which is considered to be the most pertinent purpose in this instance.

The application buildings would be sited within the extents of the existing small field which they occupy. The degree of encroachment into the countryside would be limited and as such would not conflict with the purposes of including the land within the Green Belt.

Other Matters

Planning permission has recently been granted for the construction of a stable block on the land immediately to the south of the application site (different applicant). While a smaller development no concerns were raised with regard to the effects of that development on the green belt through loss of openness or encroachment into the countryside.

Green Belt Conclusions

It is considered that the proposal relates to an appropriate facility for sport and recreation. The development would preserve openness and not conflict with the purposes of including the land within the green belt. As such it is considered that the proposals are not inappropriate development and are acceptable in principle.

Design Considerations/Impact on Landscape

The application site is located within a rural area where policy EQ3 requires equestrian development to not have an adverse impact on the character and appearance of the area.

Policy EQ2 states that decisions will seek to protect, enhance and restore the landscape character of the area for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the area. EQ2 states that development should be informed by, and be sympathetic to the distinctive landscape character area, and requiring that development proposals protect and/or enhance the character, appearance and local distinctiveness of the landscape and landscape setting of the Peak District National Park. EQ2 confirms that development which would harm or be detrimental to the character of the local and wider landscape should be resisted.

EQ6 seeks to achieve high quality design in all development by requiring development to be well designed to respect the character, identity and context of High Peak's townscapes and landscapes and that development contributes positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features.

The existing stables on the land are run down and due to their neglected appearance have a negative effect on the overall character of the area. These would be replaced with a new larger facility. The proposals would be visible from Hilltop Road, albeit the

topography and landscape features would screen the development from various vantage points along the road. Due to the sites hilltop location there would be wider views of the development. However, as concluded on green belt matters the scale of the development is relatively limited and subject to the use of appropriate materials as proposed, the development would not have an unacceptable effect on the landscape character. The proposed buildings would be appropriately designed for its intended use which is not uncommon for its rural location.

Details of hardsurfacing materials, and the colour of the roof, have not been provided which could be secured by condition.

Amenity

Policy EQ6 requires that development achieves a satisfactory relationship to adjacent development and does 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.

The application site is relatively isolated from nearby sensitive properties. Concern has been raised by a resident that these proposals would have an unacceptable effect on their amenity, affecting their outlook, privacy and through noise/smell disturbance. The proposed stables would be sited further away from their property than the existing facilities (to be demolished). Furthermore, the proposals would be for personal use, rather than as a livery as existing, while the overall number of stables would be reduced. With all these factors weighed, the level of activity would be reduced while there is sufficient spacing between the proposed stables and the residential property. It is not considered that the stables would have an unacceptable effect on residential amenity.

It is not anticipated that any amenity issues would arise through loss of light, overbearing, overlooking or loss of privacy.

Lighting is not identified within a condition could be attached to any permission to ensure details are appropriate should they be installed at a later date.

Highway Safety

The application site is accessed via an existing gate off Hilltop Lane which would serve the development. The scheme is for personal use and as such would lead to limited vehicular movements and a single parking space has been detailed on the submitted plans. There would be sufficient space within the site to provide turning.

It is not considered that the development at the scale proposed and for personal use, which utilise an existing point of access, would give rise to highway safety issues. Access and parking should be provided prior to first use of the development.

Other Matters

Due to the nature/location of the building it is concluded that the site is unlikely to support roosting bats which has been confirmed by an assessment. Comment has

been raised by DWT that the building may support nesting birds. Nesting birds are protected under other legislation and therefore an informative could be attached advising the applicant of this. A condition can also be attached to the permission concerning timing of demolition works. The application includes a scheme for ecological enhancements which are considered to be acceptable and can be secured via condition.

There is no requirement for a development of this scale to assess the potential effects on flood risk, additionally the site falls outside of any flood zone. Furthermore, the development is of modest scale and the effects on surface water run off is likely to be limited. There is no policy requirement for the impacts of the development on soil quality or agricultural land for a rural development of this scale and nature.

CONCLUSION

It is considered that the proposals would accord with the policies contained within the Development Plan and guidance within the NPPF, and as such it is recommended that the application be approved.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Declan Cleary

Recommendation Date: 14/09/2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council