

DELEGATED DECISION REPORT

HPK/2023/0306
VALID 17/08/2023

21 MOORDALE, PARK
ROAD, HADFIELD,
GLOSSOP, DERBYSHIRE,
SK13 2AH

EXISTING STABLES (2NO) TO
BE CONVERTED FROM
TIMBER TO BLOCKWORK TO
MATCH THE EXISTING
BLOCKWORK STABLE THAT
IS ALREADY BUILT. STABLES
TO BE EXTENDED TO ALLOW
THE EXISTING AND
PROPOSED STABLES TO
CONNECT IN A L SHAPE
(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 an existing group of stable buildings which are located within the open countryside and Green Belt as defined by the Local Plan policies map. The site contains three stable buildings, in a U-shape arrangement around a central courtyard. Two of the stables are timber construction and one stable is constructed from blockwork. The site lies immediately adjacent to the built-up boundary for Hadfield and is accessed via a road off park road, which serves the existing dwelling known as Moordale, 21 Park Road.

PROPOSAL

This application proposes the removal of the existing timber stable blocks and their replacement with additional stables. The existing northern blockwork stable would be retained. It is proposed to replace the stables with blockwork stables. The southern stable block would remain detached, while the eastern stable block would be larger than existing, connecting with the retained blockwork stable.

The stable blocks would be constructed from blockwork with metal sheet roof.

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

HPK/2007/0784 - Feed store for use with existing stables – Approved – 21/11/2007.

CONSULTATIONS

Publicity

Site Notice expiry date: 27/09/23

Consultation period ends: 08/09/23

Public Comments

None received

Town / Parish Comments

None received

DCC Highways

There are no details provided on whether the stables are for personal use or if they offer a livery facility. It is assumed that they are for personal use and these comments are made on that basis.

There are no highway objections to the alterations to the stables. It is recommended that a condition is included in any consent granted requiring the stables to remain ancillary to the main dwelling and to be for personal use only.

OFFICER COMMENTS

Principle of Development

The application proposes the construction of replacement stables at a site 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 replacement stables. The quantum of looseboxes would remain as existing while the form and design of the stables would alter. As there is an existing established stable use at the site their replacement is deemed to be an appropriate facility in this regard. Therefore, the construction of a stables *could* 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 the existing timber stable buildings. The existing stables have a close relationship to each other and this close-knit relationship would be retained through the proposed development. The development would have greater built form than existing due to the connection of the eastern stable with the retained northern block. Nonetheless, the buildings would be relatively modest in terms of their overall height and footprint. The stables are visible from Marlow Brow/Park Road, although they are relatively discrete visually, and their

low level nature and existing vegetation ensure that they are not prominent. The proposed development is of similar scale and their effect on the openness of the Green Belt would be limited 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 replace existing building and would not project beyond the existing built envelope of the three stables. 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.

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 Marlow Brow/Park Road, albeit the topography and landscape features would screen the development

from various vantage points along the road and ensure that the built form would not be prominent. As concluded on green belt matters the scale of the development is relatively limited and subject to the use of materials to match the retained stable block, 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.

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. The extent of built form would not give rise to any effects through loss of light, overbearing or outlook. The quantum of development, in terms of the number of looseboxes, would remain as existing. Therefore, it is not considered that the proposals would result in any additional noise or disturbance. For these reasons, it is not considered that the stables would have an unacceptable effect on residential amenity.

Highway Safety

The application site would be accessed via the existing access arrangement and no alterations to access or off-street manoeuvring areas is proposed. As suggested by DCC Highways, provided that the scheme remains for personal use there would be no effect on highway safety.

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: 11/10/2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council

