

Application Number: 11/16/0219

Full Application: Retention of existing building

Address: Baird Moore Stud Farm, Plantation Road, Accrington

Determination by: 10 August 2016

Applicant: Mr David Baird

Agent: Mr Alan Firth

Application Site

The application site lies on the south side of Plantation Road and at some distance east of the urban area of Accrington. The site is in open countryside as shown on the Proposals Map of the Hyndburn Local Plan 1996. To the west and north lie mature woodland which includes the estates of Owl Hall and Arden Hall. To the south and east of the site are open fields which climb towards Spire Farm.

Proposal

Retrospective planning permission is sought for the erection of a kennel block/quarantine stable. The internal layout of the building is not yet complete but will eventually contain 5 kennels with runs, two quarantine stables and a therapy room. This unit measures 12.3m in length with a maximum height of 4.6m and external finishes include dark green profiled metal sheeting in green. This application is deemed to be made under Section 73a of the Town and Country Planning Act 1990, being an application for development already carried out.

This application is before the planning committee at a councillor's request.

Consultations

Site notice: 1 affixed no comments received.

LCC Highway: The application site is located adjacent to Plantation Road, a private road, which also acts as public right of way (Footpath 11-1-FP 131). The site is a significant distance from the adopted highway network.

Having examined the application I can confirm that the proposal is unlikely to offer any significant impact on the highway network or its users. Consequently the County Council would offer no highway objection to the retention of the existing building.

HBC Env Health: No comment.

Relevant Planning History

- 11/13/0365: Erection of kennel block (retrospective). Approved
- 11/11/0361: Erection of 2no timber quarantine stables and extension of approved hard surfaced areas (retrospective) – Approved w/conditions 12/10/2011.
- 11/09/0250: Erection of five foaling boxes, ménage, re-seeding of excavated area, relocation of caravan used in connection with agriculture/keeping of horses and associated landscaping proposals – Approved w/conditions 15/07/2009.
- 11/01/0282: Use of land for siting of static caravan – Refused 07/08/2008, appeal allowed.
- 11/92/0284: Erection of stable block with feedstore – Approved w/conditions 06/08/1992.

Relevant Policies

Development Plan

Hyndburn Borough Local Plan Saved Policies

- Policy E.10 Development Criteria
- Policy S.5 Countryside Development

Hyndburn Core Strategy

- Policy BD1 Balanced Development Strategy
- Policy Env3 Landscape Character
- Policy Env4 Sustainable Development and Climate Change
- Policy Env6 High Quality Design
- Policy Env7 Environmental Amenity

National Planning Policy Framework

The National Planning Policy Framework:

Core Planning Principles

- Section 1 Building a strong, competitive economy
- Section 7 Requiring good design
- Section 11 Conserving and enhancing the natural environment

Other material considerations

- Planning Practice Guidance (PPG)
- Development Management DPD (Preferred Options) November 2012

Observations

The key issues for consideration in this application are the principle of the development and its impact on the visual amenity of the surrounding landscape.

Saved Policy S.5 of the Local Plan states that development in the countryside will be limited to that needed for the purposes of agriculture, forestry or other uses such as employment, leisure or tourism. Although the building is for the private use of the owners of the adjacent dwelling, there is not considered to be any harm to the openness of the countryside or the rural character of the area due to the size and well-screened location of the building block.

The building is located in close proximity to the approved stable block and is not highly visible from outside of the site. It is well screened with vegetation and is not considered to have a detrimental impact on the character of the surrounding landscape. The use of green profiled metal sheeting is considered to be acceptable in this location. As such, the application is considered to comply with the Council's Development Plan and the NPPF.

Conclusion

The proposed building is considered to be acceptable in principle and with regard to its impact on the visual amenity of the surrounding landscape, being well-screened and small in scale. As such, the application is recommended for approval subject to conditions.

Recommendation

That planning permission is GRANTED subject to the following conditions:

1. The development shall be carried out in accordance with the following documents unless otherwise required by the conditions below:
 - (a) The planning application forms, design and access statement and additional information received by Hyndburn Borough Council on 15 June 2016.
 - (b) Submitted drawing no's 1, 2, and 3 received on 15 June 2016.

Reason: for the avoidance of doubt and to enable Hyndburn Borough Council to adequately control the development and to minimise its impact on the amenities of the local area and to conform with Policies Env6 & Env7 of the Hyndburn Core Strategy

2. The building hereby approved shall be only used for housing of dogs and treatment of horses owned by the applicant and his immediate family and shall not be used for commercial purposes.

Reason: In order to ensure an isolated business is not established in this rural location and to accord with Policy Env7 of the Hyndburn Core Strategy and the NPPF.

Informatives

- 1) Reasons for approval
- 2) Accordance with plans
- 3) Condition Precedent
- 4) Building Regulations Required
- 5) Relevant Policies