

## HARROGATE BOROUGH COUNCIL

### PLANNING AREA2 DC COMMITTEE – AGENDA ITEM 5: LIST OF PLANS.

**DATE: 6 April 2004**

<b>PLAN:</b> 04	<b>CASE NUMBER:</b> 04/00250/FUL
<b>APPLICATION NO.</b> 6.108.29.B.FUL	<b>GRID REF: EAST</b> 434935 <b>NORTH</b> 454170
	<b>DATE MADE VALID:</b>
	<b>TARGET DATE:</b>
	<b>WARD:</b> Ribston

**APPLICANT:** Mr N P Addyman

**AGENT:** Parker Beever

**PROPOSAL:** Conversion of agricultural building to form 14 no. stables, erection of 1 no. stables with washroom/wc store to allow for livery of horses and creation of 12 no. parking spaces.

**LOCATION:** Land Comprising Part Of Field No. 8925 Wingate Farm Plompton  
Plompton Knaresborough North Yorkshire

## REPORT

### SITE AND PROPOSAL

The site comprises a group of agricultural buildings set within a field accessed by a track off the former B6163 (now closed). The buildings are separate from the main farmstead and comprise three storage buildings, a former reservoir surrounded by trees, a static caravan and an open sided storage building. There are some trees around the site, although not on the western boundary. As the site sits on a rise in the land its visible from the bypass. Silage is stored outside the site on part of the field. Access to the site is off the A661 and passes a number of converted agricultural buildings as well as the farm itself.

It is proposed to convert one of the buildings to create 14 stables with minor alterations to the entrance only and internal subdivision. A new stable block with 7 loose boxes and toilet facilities is proposed adjacent to the former reservoir, to be constructed from timber boarding and brickwork. Parking for 12 vehicles is proposed in the position of the existing silage storage, outside the site, enclosed by ranch-style fencing. Access to the site would be via the farmstead. The stables would be for livery, with the care of the horses either undertaken by the applicant or by the owners themselves.

The site lies within the green belt.

### MAIN ISSUES

- 1 Impact on the Green Belt
- 2 Re-use of Agricultural Buildings
- 3 Access and Parking

## **RELEVANT HISTORY**

02/01272/PNA - Erection of agricultural building for housing livestock. PER 26.06.2002.

## **CONSULTATIONS/NOTIFICATIONS**

### **Parish Council**

Plompton

### **Environment Agency**

No objections subject to conditions on drainage

### **Environmental Health**

No objections subject to conditions covering disposal of manure

### **Highway Authority**

No objections subject to highways conditions

### **The British Horse Society**

No comments received

### **Yorkshire Water**

No comments received

## **APPLICATION PUBLICITY**

**SITE NOTICE EXPIRY:** 05.03.2004

**PRESS NOTICE EXPIRY:** 05.03.2004

## **REPRESENTATIONS**

**PLOMPTON PARISH COUNCIL** - The Parish Council does not object but comments that more information is required on manure storage and disposal, more parking space is required and that the barn is too small for 14 stables.

**OTHER REPRESENTATIONS** Two letters have been received, one from a neighbouring property raising strong concerns over access and increased vehicle movements, and one objecting to the proposal on the grounds that the proposal will result in a loss of amenity particularly to those who use the former road for recreational purposes, and that there would be conflict between vehicle and riders and those who use the lane for dog walking and cycling. Access is not adequate and would result in horse boxes becoming road hazards.

**VOLUNTARY NEIGHBOUR NOTIFICATION** - None.

## **RELEVANT PLANNING POLICY**

PPG1 Planning Policy Guidance 1: General Policy and Principles

PPG2 Planning Policy Guidance 2: Green Belts

- PPG7 The Countryside: Environmental Quality and Economic and Social Development  
SPE9 North Yorkshire County Structure Plan Policy E9  
LPGB02 Harrogate District Local Plan Policy GB2: The control of development in Green Belt  
LPC16 Harrogate District Local Plan Policy C16: The Re-use and Adaptation of Rural Buildings  
LPR12 Harrogate District Local Plan Policy R12: Sport and Recreation Development in the Countryside  
LPA01 Harrogate District Local Plan Policy A1: Impact on the Environment and Amenity  
LPT01 Harrogate District Local Plan Policy T1: The Highway Network

## **ASSESSMENT OF MAIN ISSUES**

**1. IMPACT ON THE GREEN BELT** - PPG2 and local plan policy GB2 only allow new buildings within the green belt which are necessary for agriculture and forestry uses or which are essential for a number of uses including outdoor sport and recreation. The re-use of buildings within the green belt is permitted where it would not have a materially greater impact than the present use on the openness of the green belt and complies with Policy C16.

The scheme proposes a new building providing seven stables and toilet facilities. The building would measure 30m x 3m and is a substantial building, which will be visible from the bypass. New buildings within the green belt are resisted. It is considered that this building will have a material impact on the openness of the green belt and is therefore contrary to both PPG2 and local plan policy GB2.

The proposed parking area lies outside of the site within the field. It will comprise an area of hardstanding with fencing and will encroach into the field. It will be visible from the former B6163 and is considered to have a material impact on the openness of the green belt. It is not acceptable development and is contrary to PPG2 and local plan policy GB2.

**2. RE-USE OF AGRICULTURAL BUILDINGS** - The conversion of the agricultural building to stables, which involves only minor external alterations, is acceptable and complies with the criteria set out in Policy C16 of the Harrogate District Local Plan.

**3. ACCESS AND PARKING** - The access to the site is off the A661 and passes a number of converted farm buildings adjacent to Wingate Farm. The highways authority has raised no objection to the proposal. However, it is proposed to construct 21 stables and for them to be accessible by the horses owners 24 hours a day. This would potentially lead to a significant number of vehicles accessing the site on a daily basis, including horseboxes as well. This would result in a significant increase in traffic onto the site, which would be detrimental to the residential amenity of adjacent dwellings. This would be contrary to Policies A1 and T1 of Harrogate District Local Plan.

**CONCLUSION** - The proposed livery stables would result in new development within the green belt, contrary to PPG2 and Policy GB2 of the Harrogate District Local Plan, and would result in an unacceptable increase in vehicle movements to and from the site which would be detrimental to residential amenity and highway safety, contrary to policies A1 and T1 of the Harrogate District Local Plan.

**CASE OFFICER:**

Mrs L Drake

## RECOMMENDATION

That the application be REFUSED. Reason(s) for refusal:-

- 1 The proposed livery stables would result in new development within the green belt, contrary to PPG2 and Policy GB2 of the Harrogate District Local Plan, and would result in an unacceptable increase in vehicle movements to and from the site which would be detrimental to residential amenity and highway safety, contrary to policies A1 and T1 of the Harrogate District Local Plan.



