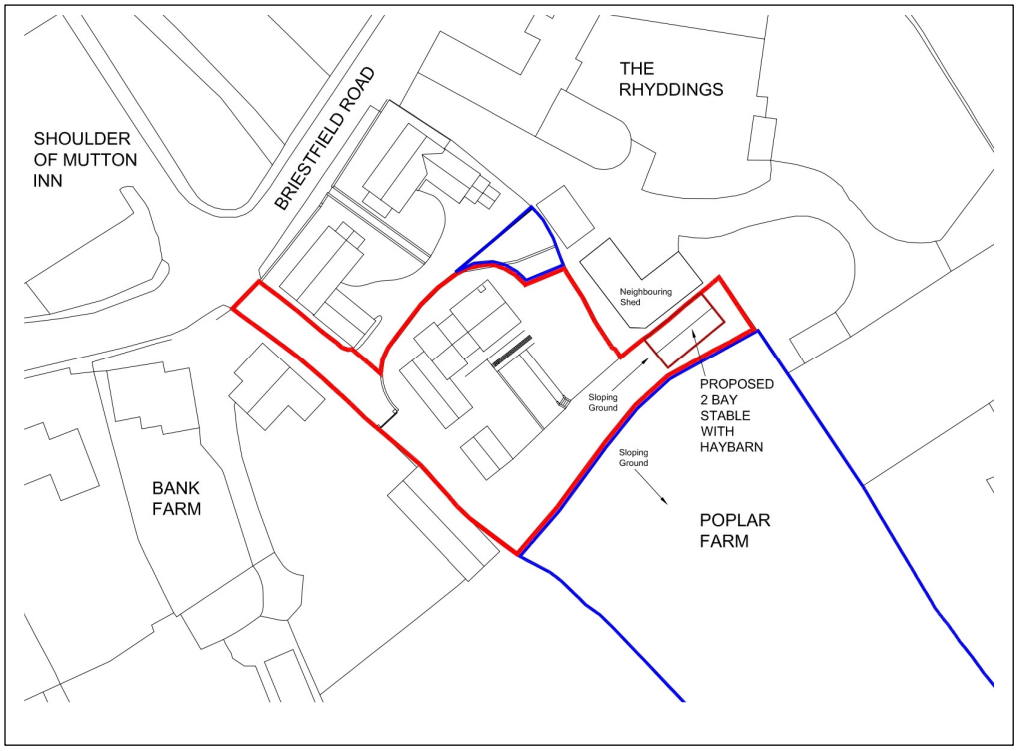
Proposed 2 Bay Stables with Food Store at Meadowview

Site location of proposed works, Meadowview, Plot 1, Breistfield Road, WF12 0PA

1.0 Site location plan/Site Access

The site is entered through a sloping road through a private driveway accessed by an electric gate.



Above: Location plan showing proposed 2 Bay Stables with Food store.

2.0 Proposal for 2 bay stables with Food Store

Proactive input was received by the Council in regards to BHS guidance and the previous pending application and revision was therefore needed for the proposals of the stables. The applicant would like to propose a 2-bay stable with a food store for equestrian use at the above site address. Prior to this application there have been previous planning applications which have recently been approved under planning application number's 2022/62/90844/E and 2022/92903

3.0 Volumetric calculations

In reference to feedback received from the previous planning officers' comments it was determined that the combined proposed developments from both planning applications could not exceed 50% of the overall volume of the original house. It was helpful to show the percentage increase of volume and floor

space of both the previous two applications. Therefore, volumetric calculations, together with floor area were provided to prove that the canopy development from the first application and the volumetric calculations from the 2nd planning application would not exceed 50% of the volume of the original house. The stables will be classed as an equestrian facility therefore volumetric calculations for the proposed 2 bay stables with haybarn would not be needed.

Case Law[1] recognizes that the NPPF does not define what constitutes inappropriate development in the Green Belt. Instead, it identifies what may be acceptable forms of development (i.e., development capable of being not "inappropriate"),

Note the previous application for the canopy utilised the existing vacant buildings within the application site and or within the applicant's ownership, and therefore consideration was given to the adaptation and conversion of existing and vacant buildings in preference to new build.

4.0 SPD

Although current SPD concerns equestrian related development on both Green Belt and other protected open land, both national and local UDP policy, make useful reference to small stables as being an acceptable form of development within the Green Belt. Generally speaking, applications for three to four small stables and one for storage area for tack/hay/animal feed, etc in one given location may be accepted. Considering one follows BHS Guidelines.

There are also bridleways located across Briestfield road, close to the site which allows for walking and the exercise of the ponies.

5.0 Occupants

It has been stated by the applicant that currently five people live at the above site address and the applicant has only two ponies present, instead of the previously submitted application of having two horses at Meadowview. The applicant has 2 ponies and not a full size horse. The applicant will therefore follow pasture management and welfare in reference to BHS guidance.[2]

The factors that have been considered in relation to this guidance are:

- Size and type of pony
- Fat score/weight of pony
- Length of time spent stabled or off the pasture.
- Time of year
- Quality of the pasture and type of soil
- How well the pasture is managed and cared for.

The ponies will also be cared for off-site in neighbouring fields, (owned by his colleague farmer) as forms of alternative grazing, as grass is a major contributor of calories also, in a pony's diet so managing its intake is important in maintaining good health and welfare. The advantage of off-site alternative grazing would encourage the ponies to interact more with their environment.

A pony would only require 0.5 acres of land, in comparison to 1 acre of land for horses, in reference to BHS guidance and comments from planning. The applicant therefore accepts this ratio and has decided therefore that ponies would be more appropriate. This is in alignment with both National and local UDP Policy and in reference to NPPF paragraph 149, policy LP56 paragraph 19.21 and the Kirklees local plan (KLP).

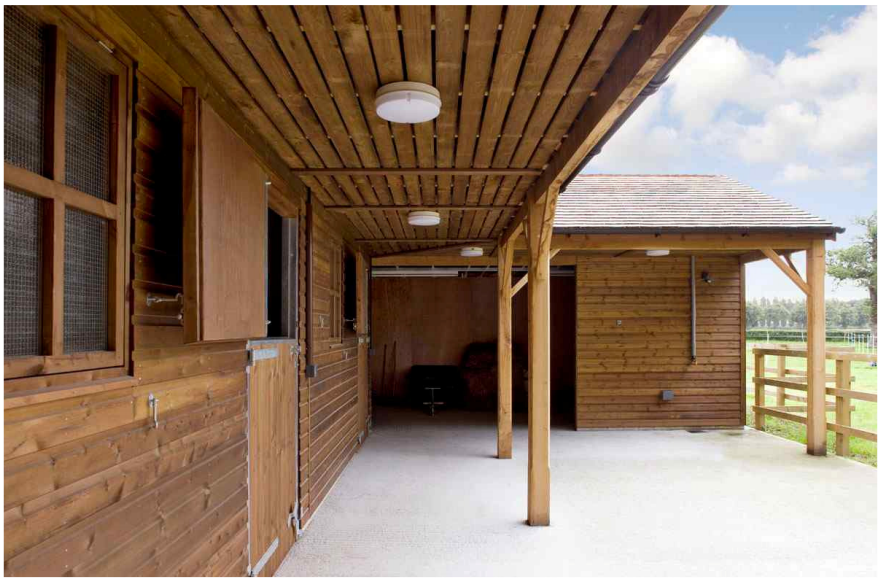
6.0 Revised Planning Submission

It has been confirmed that a revised planning application therefore needed to be submitted to regularise the development of the footings/foundations in reference to letter COMP/22/0067 and in reference to the previous planning application (2018/62/92680/E) in relationship with the new proposed stables.

The previous planning application would have restricted access to enter the stables, due to the sloping land and further design considerations needed to be developed in order to orientate the stables so that the open air green corridor can be maintained for this area. **The previous planning application for the 2 bay stable with food store (orientated differently) had been passed previously** and works had already started on site by the previous builders and for the general landscaping of the path, but this has now been left unfinished due to COMP/22/0067 and the applicant seeks permission from the Council in preparation of this newly revised planning application. i.e., REV A Drawings showing a 2 bay stable and hay store in reference to feedback received from planning; which replaces the 3 bay stable drawings.

The proposed stables together with the adjacent shed of the neighbour allows for the openness of the green belt to be maintained, and from an urban design approach, the alignment of similar groups of outbuildings allows for a more cohesive design both in plan and elevational form and therefore this revised planning application addresses these design issues and the somewhat tight site constraint in reference to the Ponies accessing the stables, in reference to the previous orientation of the stables.

Above: Precedent view of the proposed stables



Above: Precedent view of the proposed stable, showing timber clad style of finishing and timber frame.

7.0 Neighbouring Shed

Existing neighbouring stables, are present with a green corrugated roof with skylights. The stables are principally used for horses, with close proximity to the circular horse walking machine (horsewalker). The neighbouring stables is adjacent to the proposed applicants existing footings and surveys have been undertaken to determine the best possible location for the proposed stables, to preserve and enhance the open setting associated with open space Greenbelt land in reference to Kirklees planning policies.

Image above: Neighbours Shed with footings of proposed stables in place. (Note base and footings can be adjusted to meet planning requirements).

8.0 Orientation of proposed two bay stables with haybarn

Above: View towards main house and foundations of proposed 2 bay stables & haybarn

The new orientation of the development has been proposed adjacent to the neighbouring stables. The stables cannot be seen from either of the neighbouring houses due to them being blocked by the stables of the Rhydding's.

Viewed from above and from the rear, the neighbouring stables would align with the existing stables, whilst maintaining the openness of the greenbelt.

The adjacent neighbouring stables and the proposed applicant's stables would be near to each other, but would also respectively maintain their own spacing and boundary areas.

The configuration in plan form, (based on this current planning application) shows two inverted L shape configurations, in comparison to the isolated form of the stables, from the previous passed planning application. The stables on the previous orientation on drawing number 1541_16_A, extends more into the open area of greenspace land, although in alignment of the rear elevation of the neighbours long rectangular shed, (when viewed from the rear elevation) the building of external buildings in isolation from the overall context would appear odd in comparison to having the stables facing south-east, as in this revised proposal. If viewed in comparison to the openness of the Green belt, the proposed stables would be in alignment with the existing neighbouring shed grouping the outbuildings together, this

would reduce the openness effect in reference to policy LP56. The stables would also protrude less in reference to the adjacent barn on Bank Farm.

9.0 Construction details of Proposed 2 bay stables and Food store

- The proposed posts for the barn will be bolted to the ground using thunderbolts, all the frames are morticed and tenoned together using 18mm kiln dried oak pegs. 150mm x 150mm wall plates, ring beams and posts. 150mm x 100mm front to rear stretchers. 150mm x 75mm sole plates which are thunderbolted to the base.
- Timber framed construction.
- Strategically placed king posts go the full height to the ridge, which is 200mm x 50mm softwood.
- 125mm x 40mm rafters, birds mouth to the wall plates with collars.
- 75mm x 40mm studwork to which is attached the cladding.
- Roof: Onduline roofing material.

10.0 Conclusions

It has been confirmed by the applicant that no brick base will be present, due to the feedback received from Kirklees Planning in reference to the consultation response. The absence of the brick base will remove the use of permanent materials in the openness and character of the landscape should the stables cease to exist. The updated REV A drawings reflect this.
A suitable stables manufacturer will be appointed based upon plannings further input and the outcome of the re-revised proposed plans.
The precedents show the type and style of what the stables may look like, based on the finishing materials. (Please see the revised drawings for material details).
The 3 bay stable has now become a 2 bay stable. The overall form has considerably reduced both in size and height, matching the original passed planning application, which now addresses parts a and b of policy LP56.

A proactive approach has been undertaken liaising with the Local Planning authority and adjusting the design in reference to the planning departments input, whilst welcoming the applicant's feedback.

10.0 Configuration and orientation of the proposed 2-bay Stable with hay store.

This complementary rectangular shaped configuration would allow the greenbelt space to be more open and not prominent in the landscape.

The roadway is much closer to the wall than shown on the previous plans from the older planning application and the opening of the haybarn doors would be blocked by the slope of the land, the pitch of the crushed stone/gravel and by the proximity to the angled lawn as shown on the left hand side in the view towards the main house photograph on page 4.

The gravelled landscaping slopes downwards and would allow easy access for the Ponies to enter the stables and access the haybarn. In this orientation it would be easier to maintain the Ponies and allowing the animals to graze without site constraints.

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[1] *See Fordent Holdings v. Secretary of State for Communities and Local Government [2013] EWHC 2844 (Admin), paragraph 1, in reference to SPD Development in the Green Belt, West Lancashire borough Council 2015*

[2] *https://www.bhs.org.uk/horse-care-and-welfare/health-care-management/pasture-management/*