

DC Admin

From:
Sent: 07 April 2025 14:24
To: DC Admin
Subject: Planning Application 2025/90278. Objections

Dear sirs

We refer to the above planning application (Erection of stable block (within conservation area) by K Hosker and would ask that the following observations that form my objections to the proposal be considered when deciding the merits of the application. We have no objection to my details being made known to appropriate parties in the process.

On a separate note I wonder if you could explain why our address does not show on the drop down for the electronic form for objections or indeed other council services?

Re the above application.

The applicant is seeking stabling for three horses.

The structure is approximately 45 ft by 50ft. (15000 x 13700) approx 2,250sq ft. While not stated, the application is in fact for stables in the American Barn Style. This is not a traditional style and does not as claimed

“responds sensitively to the surrounding context, respecting both the conservation Area and Green Belt”

It is out of all proportion to the stated purpose. Reference to “Hunter Stables”

<https://www.hunterstables.co.uk/product/4-stable-american-barn/>

a well respected manufacturer of such buildings, shows they provide an American Barn stable for 4 horses in a building 24ft by 36ft (864sq ft), much less than half the size

For context, Hunters advertise a :-

*“48’x36’ American Barn includes **8 stables** and allows for everything under one roof and is considered a luxury in any equestrian facility. Designed to accommodate loose boxes, hay storage, internal stables, wash bays and tack rooms”. (1,728sqft)*

<https://www.hunterstables.co.uk/product/american-barn-8-stables/>

How can a structure of 2250sq ft for three stalls possibly be described as of ‘modest scale’ and be justified in the Green belt and in a Conservation area?

The British Horse Society recommends:-

Stalls of 12ft by 14ft for large horses of 17 hands (hh) or more (military/police horses).

Stalls 10ft by 12ft for large ponies over 13.2 hh.

Ponies under 13.2hh stalls 10ft by 10ft. (100sq ft).

The proposed stalls are 15ft by 15ft (225sq ft). The dimensions again call into question the overall size and scale of the proposal. Despite the huge size, the layout is so poor that stable 3 can only be accessed through stable 2. This is a ridiculous arrangement found in no advertised barn of any size.

In short, the aesthetics are not traditional to Yorkshire (the clue is in the name, notably missing from the application).

It does not complement the rural and historic architectural style of the area.

Far from being a modest scale, the above hopefully illustrates that the structure is far larger than can be genuinely required for the stated need. The applicant has at present one child's pony less than 13.2 hh.

The application states the introduction of "screening from public viewpoints" will "minimise the impact of this colossus from the surrounding countryside"

Screening is an anathema to the principal of Green Belt.

The NPPF states that fundamental to Green belt is to "prevent urban sprawl by keeping land permanently open". The "essential characteristic" is "openness and permanence".

Reliance is placed in the application on LP54, but this relates to buildings for agriculture and forestry, this application is not:-

"genuinely required for the purpose of agriculture or forestry" and clearly will, by the admission of the need to screen, "materially detract from the green belt setting".

The application states that the "scale of the facility" is "no more than reasonably required for the proper functioning of the enterprise". But there is no enterprise here within the meaning of LP54. The guidance specifically states that the policy will be unlikely to apply to '*hobby farm, usually defined as those where the enterprise is not the applicants main, principal or full time occupation or business*'. The applicants statement that the block is an essential agricultural and equestrian structure is therefore without foundation.

Guidance in LP54 states any development should

'reflect vernacular building styles and materials'

This application clearly does not do so.

Some 58 solar panels are shown in the roof of the American barn. This is a huge number and far exceeds any needs of the proposed structure itself, unless they are the real reason for its size. It is impossible to understand how they help the American Barn blend harmoniously with the green belt, conservation area and numerous listed buildings in the village.

The proposal also amounts to the inappropriate extension of ribbon development extending the boundary of the village on that side of the road.

No provision is included for the inevitable midden needed to deal with the horse manure produced within the stable, or mention of the inevitable smell and flies.

Nor is it clear how the stable will be used without additional road traffic. The surrounding field is wholly inadequate for grazing three ponies, being too small, sharply sloping and poor grazing, even more so following the spreading of many tons of rubble from the excavation of the cellar in the development of the main house, (contrary to the relevant planning permission conditions. This activity also had the effect of raising the level of the land so that the proposed American Barn will sit several feet higher than it would otherwise have done). The ponies will inevitably need to be grazed on more suitable land.

In short the application:-

Does not meet the strict requirements for development in a green belt area.

Is out of scale for the provision of ponies.

Is out of scale to the buildings in Fulstone.

Is not of a vernacular design.

Not sympathetic to the locality.

Is not an essential agricultural or equestrian structure.

The private needs to save money by stabling ponies next door is not an appropriate reason to build in green belt land or a conservation area.

And should be refused.

We shall be grateful if you would confirm that this has been placed before the committee in due course. The closing date for objections is the 10/4/25 we understand.

Yours faithfully

Moor View Barn
Fulstone
HD97DL

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