



Supporting Planning Statement

Moor Ford Barn, 146 Red Lane, Meltham, Holmfirth, HD9
5ND

ERECTION OF STABLES AND FORMATION OF
HARDSTANDING

Date: Sept 25

Reference: TP5725

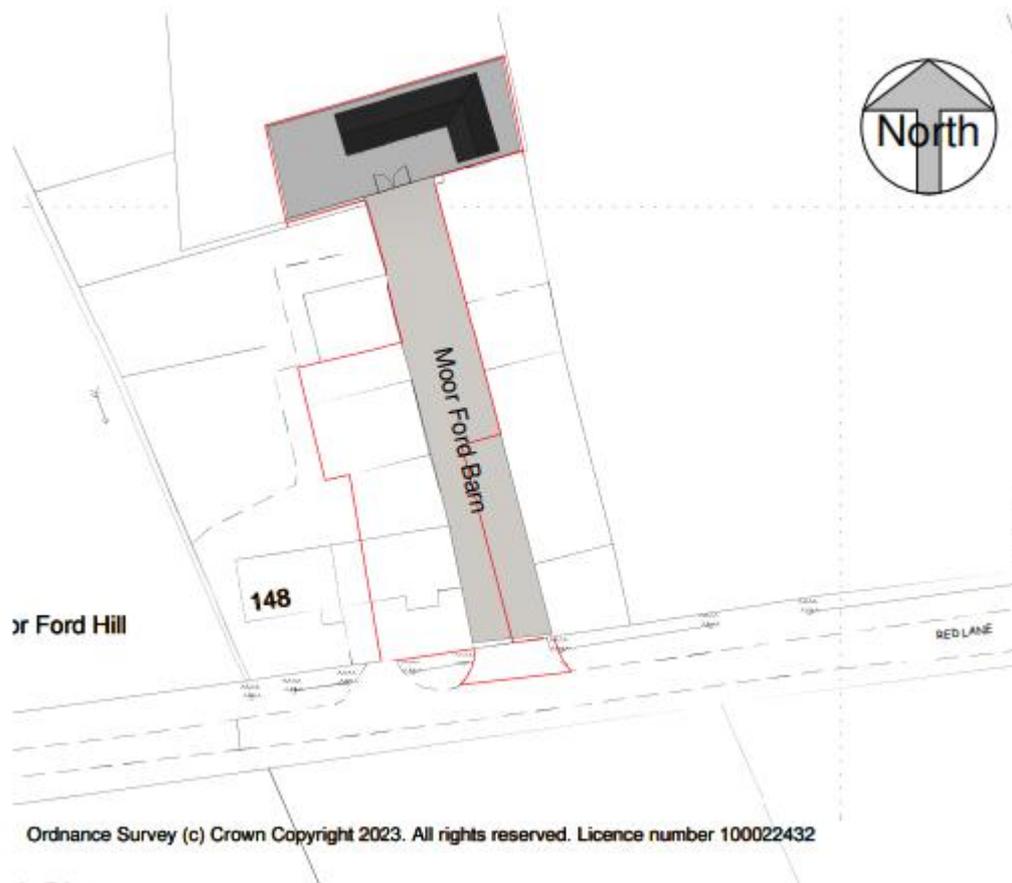
1.0 Introduction

- 1.1 This Supporting Planning Statement has been prepared and submitted by **D5 Town Planning Consultants** on behalf of the appellant, P Davison, in support for a planning application for the erection of stables and formation of hardstanding at Moor Ford Barn, 146 Red Lane, Meltham, Holmfirth, HD9 5ND.
- 1.2 It follows a recent refusal and appeal decision where the appeal was dismissed (Application 2023/62/91423/W and appeal decision reference APP/Z4718/W/24/3341631).
- 1.3 In dismissing the appeal the Inspector focussed on the impact of the hardstanding *for improved vehicular access to the stables* and the detrimental urbanising impact such a hardstanding would have on the Green Belt. This hardstanding access has been in situ for over 10 years and, furthermore is not owned by the applicant.
- 1.4 The Council did not take issue with the general appearance of the stables, or its use in association with outdoor recreation and stabling of horses. We set out our planning case in more detail further in this report.

2.0 The application site and details of the application.

- 2.1 The application site comprises a semi-detached dwelling (146 Red Lane) with associated agricultural buildings and land. The stables are located at the end of an access road that runs through the site from Red Lane.





Block Plan
1 : 500

- 2.2 The site lies within a rural setting just outside the defined settlement boundary of Meltham. It falls within land designated as Green Belt in the Kirklees Local Plan (2019).
- 2.3 Part of the access road is owned by a third party but the applicant has a right of access.
- 3.0 Relevant Planning History.**
- 3.1 2007/94399 – Change of use of part of barn and alterations to extend existing dwelling and change of use and alterations to convert existing barn to one dwelling. Approved.

- 3.2 2023/92960 – Change of use and alterations to barn to form boarding kennels/dog grooming/pet food shop. Refused.
- 3.3 2023/91423 – Erection of stables and formation of hardstanding – Refused.
- 3.4 Both the above refusals were appealed. A joint appeal decision letter was issued on the 7 January 2025 dismissing both appeals (see APPENDIX 1).

4.0 Relevant Planning Policy.

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).
- 4.2 The site is designated as Green Belt on the Kirklees Local Plan. It is also within an area at low risk of ground movement as a result of former mining activity.

Relevant Local Plan Policies

- LP 2 – Place shaping
- LP 24 – Design
- LP 56 – Facilities for outdoor sport, outdoor recreation and cemeteries

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.



The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 2 – Achieving sustainable development
- Chapter 4 – Decision-making
- Chapter 8 – Promoting healthy and safe communities
- Chapter 9 – Promoting sustainable transport
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving well-designed and beautiful places
- Chapter 13 – Protecting Green Belt land
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

5.0 Comments in support of the application.

- 5.1 The recent appeal decision APP/Z4718/W/24/3341631 is the starting point for considering this application. It is a bizarre decision where the Inspector focuses on the hardstanding as the main concern. They refer ***to a large area of hardstanding laid for improved vehicular access to the stables***, and conclude that ***This has harmed the openness of the green belt visually and spatially through the uncharacteristic material which has urbanised part of the site and associated increased number of cars coming and going and parking at the site.*** (Paragraph 10).
- 5.2 The hardstanding has been on the site for over 10 years. Obviously, a new area of hardstanding was needed in front of the stables in common with all stables to enable horses to walk safely to the stables.

- 5.3 The comment about associated increase in the number of cars coming and going and parked on site is not a matter raised by the Council in the reasons for refusal and is not correct. The cars the Inspector saw on site to the eastern side are vehicles associated with the owner of that land and not the applicant. Furthermore, the stables are for the applicant's own horses and not for livery so no visitors.
- 5.4 Local Plan Policy LP56 is relevant in the consideration of the appeal. This is set out in full below: -

Policy LP56

Facilities for outdoor sport, outdoor recreation and cemeteries

In the Green Belt proposals for appropriate facilities associated with outdoor sport, outdoor recreation or cemeteries will normally be acceptable as long as the openness of the Green Belt is preserved and there is no conflict with the purposes of including land within it. Proposals should ensure that;

a. the scale of the facility is no more than is reasonably required for the proper functioning of the enterprise or the use of the land to which it is associated;

b. the facility is unobtrusively located and designed so as not to introduce a prominent urban element into a countryside location, including the impact of any new or improved access and car parking areas;

c. in the case of all-weather riding arenas or other facilities for the exercising of horses, the degree of engineering operation required and the resultant re-grading of land, including any earth mounding and retaining structures, does not result in incongruous or discordant landform out of character with its setting that cannot be mitigated through the use of appropriate hard and soft landscape techniques.

- 5.5 The stables have been appropriately designed for their purpose. The applicant engaged a local architect who had experience of providing plans for stables within the district. The stables are in an 'L' shaped configuration and include 5 stables and a foaling box and face towards the south. Stables are 2.8/3.3m x 3.5m with the foaling box 3.5m x 5.2m with a ridge height of 3.5 metres and the hardstanding extending principally to the south and west and to the margin to the north and east. The stables are constructed in substantial timber frame and are of a proprietary manufacture. The hardstanding is concrete with a slight textured finish for grip and easy cleaning and maintenance.
- 5.6 The images below show the scale and form of the stable block and hardstanding. They are of an appropriate scale and form for their use. As such they accord with Policy LP56 a).





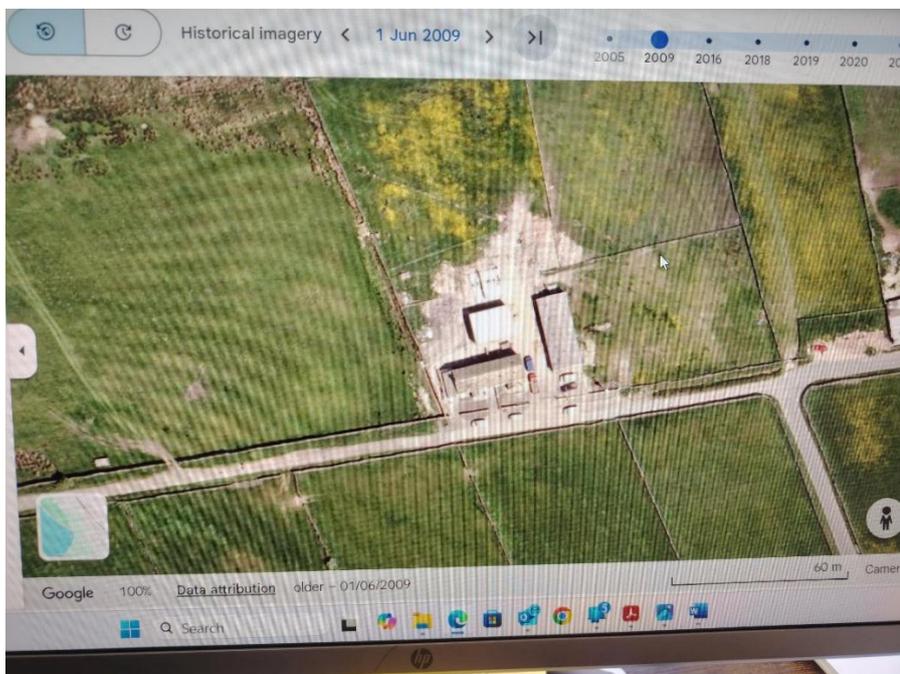


5.7 We also contend that the stable block is appropriately sited within the complex of buildings that exist on the site. Given the scale, design and materials of the stable block we consider it apparent that they are stables and in no way could be considered to present an urban form of development. They would comply with LP56 b) and NPPF paragraph 154 b).

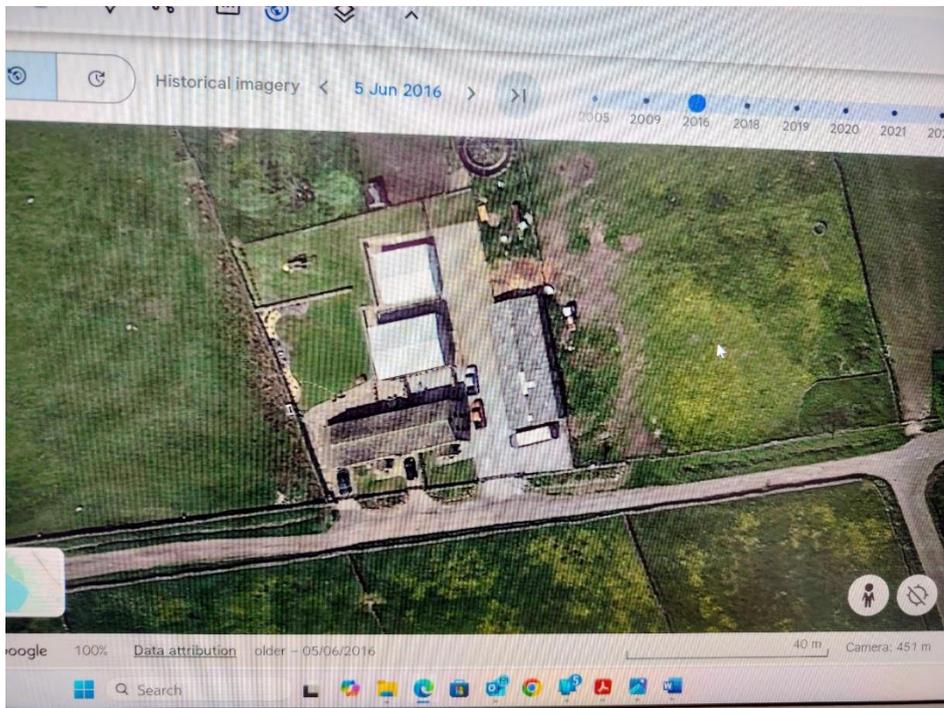
5.8 In dealing with the planning appeal the Inspector picked up on an unsubstantiated and incorrect assumption made by the Planning Officer at their site visit. This was set out in the Officer delegated report (see below).

'Upon officers visiting the site, it was determined that only part of the building was being used as stables for equestrian use, with the eastern side of the stables seemingly been used as part of a business operating at the site, for dog kennelling/grooming. The evidence base for this understanding was due to the interior of this part of the kennels, with logo printed glass screening installed within the interior of the stable block.'

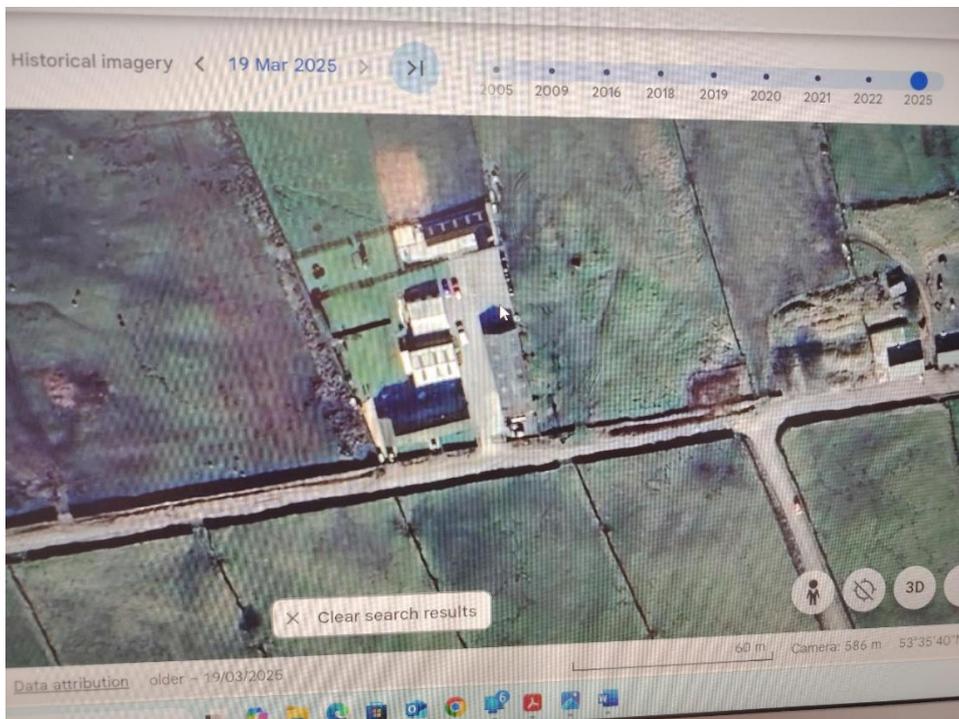
- 5.9 The Inspector dealt with this at paragraph 9 of the appeal decision letter - *I note the Council does not take issue with the general appearance of the stables, or its use in association with outdoor recreation in terms of the riding and stabling of horses. However, the Council did highlight that part of the stables was being used to house dogs as an extension of the adjacent kennels business. At the time of my visit, I saw no evidence of the stables being used for the keeping of dogs on a commercial basis, nor was there glazing advertising this fact within that building. The appellant claims the dogs being kept there at the time of the planning officer's visit were their own. I have nothing before me to contradict this and I see no reason to disagree.*
- 5.10 In dismissing the appeal the Inspector took issue with **a large area of hardstanding laid for improved vehicular access to the stables** (para 10). What the Inspector did not know was that the hardstanding for access into and through the site has been in situ for over 10 years. Google Earth images show this. The image below is from 2009 showing a large extent of hard surfacing.



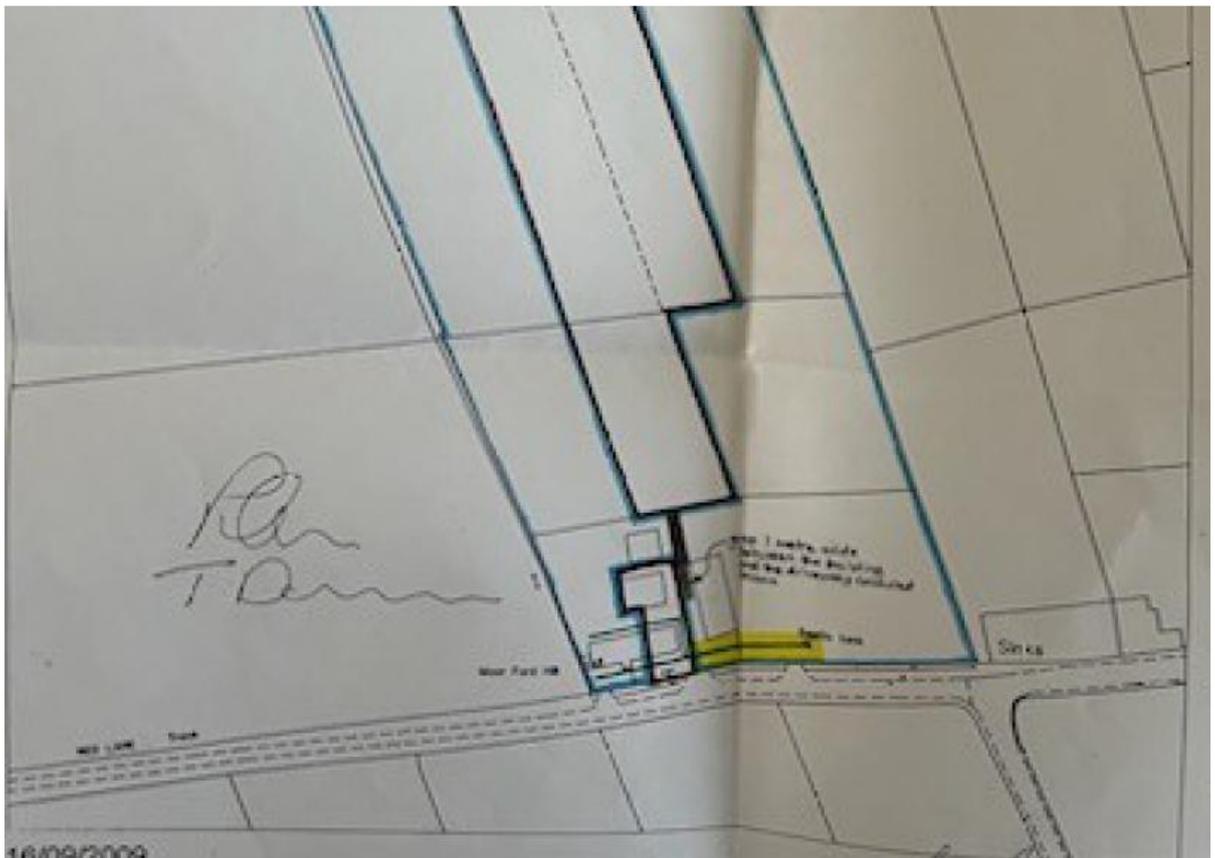
The next image is from 2016 showing the extent of hard surfacing.



And the final image is from 2025.



- 5.11 It can clearly be seen that most of the hard surfacing on the site is well established. It is mainly crushed stone that has been replaced over the years as it discoloured. One other thing to be aware of is that the applicant does not own all the access road and hardstanding but has a right of access to the stables. This is shown on the deed plan below from September 2009, with the applicant owning the land bounded in dark blue.



- 5.12 From the above it can be seen that the Inspector's main concern is not one to be considered or given any weight as the hardstanding is well established reflecting the character of the area since at least 2009.
- 5.13 We consider the scale and form of the proposed development to be wholly appropriate in respect of the proposed use that has no negative impact on openness and the character and appearance of the area.

5.13 For these reasons we contend that the proposed development would not conflict with Local Plan Policies LP2, LP24 and LP56 or advice in the NPPF.

6.0 Concluding comments.

- 6.1 The proposed development should be considered as appropriate development in the Green Belt in accordance with Local Plan Policy LP56 given its appropriate scale and design for the intended use, consistent with a significant number of stables approved over the years throughout the district.
- 6.2 We trust you have sufficient information to consider the application but please get back to us if you have any queries.