

Retention of Menage
at 68 Farnley Moor, Brokholes Road,
Farnley Tyas, HD4 6UW

DAVENPORT CONSULTANCY

ENGINEERING AND PLANNING CONSULTANTS



Planning Statement

**In support of an application to Retain a Menage
At 68 Farnley Moor, Brokholes Road,
Farnley Tyas, HD4 6UW**

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Planning Statement

1. Introduction

- a. Davenport Consultancy have been commissioned by Mrs C Ryan to submit a retrospective planning application for the retention of a menage at 68, Farnley Moor, Brokholes, Farnley Tyas, HD4 6UW.
- b. The menage is an enlargement of an earlier menage approved on 24 July 2013 under reference 2013/91653.
- c. As set out in the planning history below, the equestrian use of the site has developed in step with the applicant's daughter's equestrian career, which has grown significantly in scale and professionalism since 2013.



- d.
- e. This statement assesses the retained menage against the adopted development plan and demonstrates that it can be retained without harm to the public interest and in full accordance with relevant planning policy..

2. Planning History

- a, Two previous applications are of particular relevance:
 - 2013/91653 – Approval of the original menage.

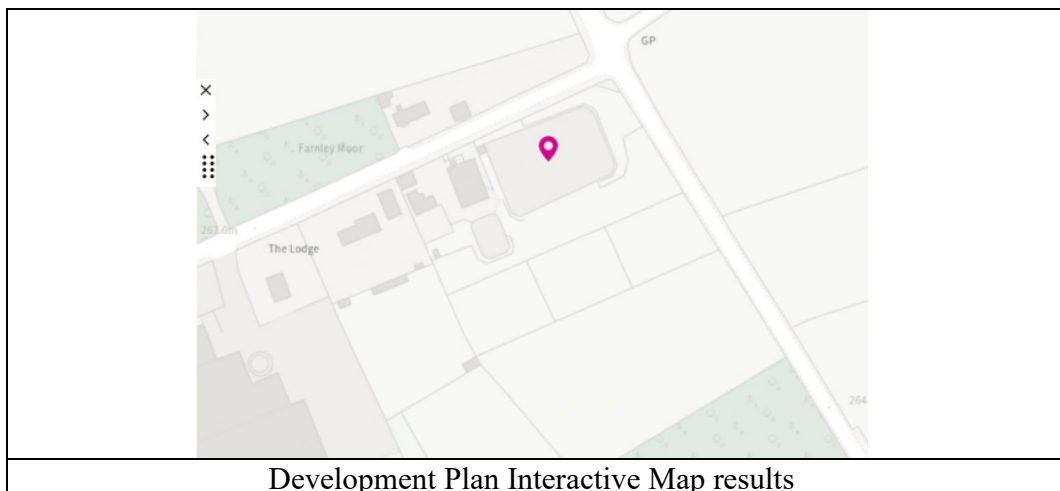
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- 2018/94031 – Approval for demolition of former stables and erection of an equestrian barn.

These permissions have confirmed this part of Farnley Tyas as a private equestrian centre.

3. Planning Policy and Location

- The Development Plan includes the adopted Kirklees Local Plan of 27 February 2019. There is an emerging local plan which appears to be in an early stage of preparation as such does not yet carry significant weight.
- In addition there is a Holme Valley Neighbourhood Development Plan (NDP) a search of this document reveals that the nearest designated green space is the UGS907 Holme Valley North Brockholes Recreation Ground Brockholes Lane Brockholes 0.56
- A search of the Development Plan policies map, using 2 different browsers reveals no relevant policies in the area of the application menage.



- A search of the LP policies indicates that the only policy relevant to this application is LP56.
- LP56 states
Facilities for outdoor sport, outdoor recreation and cemeteries

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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.
- d. The relevant criterion of LP56 are highlighted above.

g. Development Location

- i. The enlarged menage is located on the land of the approved menage and additional land to the east and south. It lies to the South of the road junction of Brokholes Road, Moor Lane and Thurstonland Road.
- ii. It is in a rural area south of the hamlet of Farnley Tyas.
- iii. To the west lies a large complex of farm buildings some of which are understood to house up to 50 livery stables.
- iv. This coupled with the application site gives the area a definite equine character.

4. The Proposal

- a. Retain the extended menage.

5. Policy that supports the retention of the Menage

- a. LP56 supports outdoor sports and recreation provided it maintains openness and conforms to 3 criteria.

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- b. Horse riding is inherently a rural activity and forms part of the established countryside character. A menage is essentially an open field with an alternative surface treatment. Rural fields change appearance seasonally—from ploughed land to grassland to crops—and within this context a menage does not appear alien or incongruous. The 2013 approval already established the acceptability of this land use in this location..
- c. The menage is primarily used by the applicant’s daughter, an experienced and competitive showjumper. As her career has progressed, the horses she rides have become larger and require a correspondingly larger training arena. Annex A includes a statement from her trainer and a résumé of her competition record, demonstrating the professional level at which she now competes. The scale of the menage is therefore justified and proportionate to its intended use. Annex B is a letter from the Veterinarian. This reinforces the benefits to both horses and rides of the enlarged menage.
- d. For the reasons given above and in Annex A it is considered that scale of the menage is appropriate and is in line with criterion a.
- e. The enlargement has resulted in a slight increase in the 2013 embankment at the north-east corner. The surrounding landscape is gently rolling—more akin to wold-type countryside than upland moorland. Within this context, this slight increase is visually absorbed and is not noticeable in the wider landscape. The development does not create an incongruous landform.

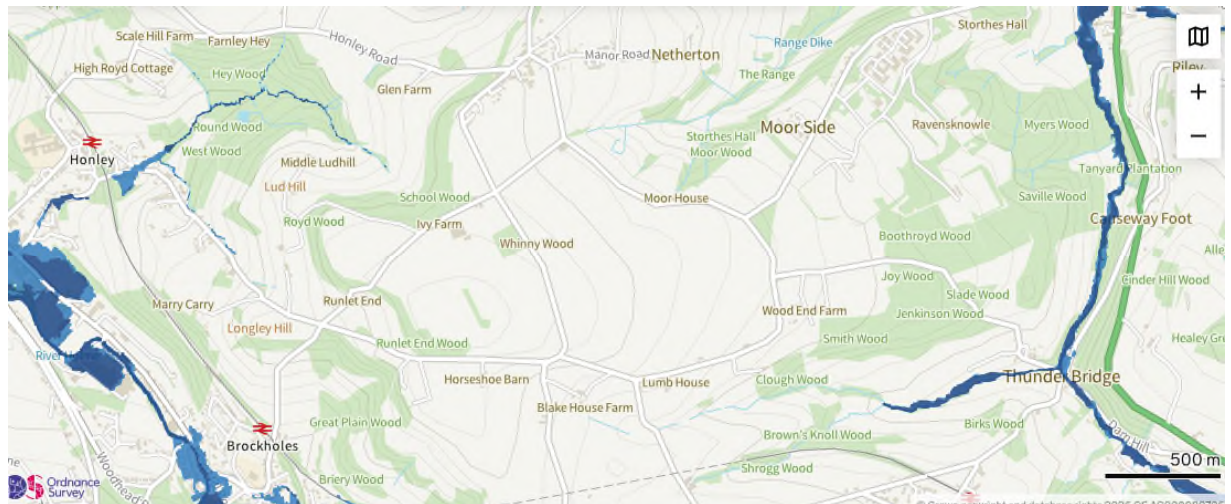
	
Post Build image marginal increase in Embankment of menage unnoticeable	Pre build image illustration the ‘wold’ type character of the area.

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- f. For the above reasons the menage has not formed an incongruous or discordant landform and the retained development would confirm to criterion c of LP 56.
- g. The 2013 permission confirmed the suitability of the land for equestrian use. The retained menage introduces no urbanising features and remains consistent with the rural and equestrian character of the area.
- h. For these reasons, the proposal complies fully with all elements of LP56 and does not harm the openness of the Green Belt or any other matter of public interest.

6. Flood Risk

- a. The site lies in FZ1 as indicated below a formal FRA is not therefore required.



7. Conclusion

- a. The retained menage complies with the requirements of Local Plan Policy LP56, which supports equestrian development of this nature.
- b. The development contributes positively to the local rural economy and supports a professional equestrian career..
- c. As there is no conflict with planning policy or any identified public interest harm, it is respectfully submitted that planning permission should be granted for the retention of the menage..