

## **Planning Statement**

**Proposal:** Changes to existing buildings, new stable building and new riding ménage, improvement to hard-surfacing throughout.

**Site Address:** Land to the east of and associated with number 7 Saccary Ln, Mellor, Blackburn, BB1 9DL

**Applicant:** Miss Gillian Laughlin

## The Site



1. The land identified for planning concerns an area and buildings associated with the property at number 7 Saccery Lane, Mellor. The land is separated from the dwelling, being on the eastern side of Saccery Lane, accessed via a gateway from the highway approximately 65 metres north along the lane from the dwelling. On the land are two existing buildings and hard-surfacing tracks leading through the site and further to the remaining land.
2. The applicant has recently bought the site. In total this parcel of land comprises 12 acres forming grazing land with relic hedgerow boundaries and stock proof fencing. It is believed that the land is a registered small holding and has been used for small scale sheep grazing, clearly management of the grassland has bene included with this use; allowing for access with farm machinery to cut and top the land.
3. At the highway edge, the western boundary represents the narrowest section of the unit, being just over 42 metres. There is a dwelling adjoining the southern boundary, separated by Zechariah Brook and a mature tree line. Higher Throstle Nest is seen to be the nearest dwelling to the proposal site on the northern edge.
4. The land slopes gently downwards over the first 25 metres into the site, then the land falls in a much steeper manner over the next 50 metres into the land; reaching a level state which remains as such across the further acres. The existing access track runs through the existing development and along until the land levels out as described.
5. There are other domestic paraphernalia on this area including a greenhouse, ornamental planting and small scale stockpiling of materials and equipment. Storage within the buildings has been used for the former owner's vehicles, storage of fire wood and tools and

materials all associated with the separate dwelling. There are also four stables in the existing buildings with areas for storage of tack, feed and hay.

6. On this basis it is fair to suggest that the use of this site; albeit divorced from the dwelling, is incidental to the property. As such our proposal seeks development to expand upon this use and to allow for the applicant to create accommodation for their horses; along with adequate exercising provision, tack, fodder and muck storage and retaining access for management of the land.



7. The above image is taken from Google Street view and accuratley shows the existing development on the site; the buildings subject to the changes applied for can be seen.



8. The above image shows the frontage of the associated property. The curtilage to the property is constrained and under shared use with the other cottages in the row. The applicant does not consider there to be appropriate space within the curtilage of the dwelling to erect a structure.

## **The Proposal**

9. The proposal for planning includes changes to the two existing buildings; this entails an increase in the eaves height and apex of the L shaped building and raising of the eaves only for the second building. Other changes proposed is a cantilevered extension to the roof on the north facing elevation of building one and the south facing elevation of building two. A further new lean to is proposed on the north side of building two, create an undercover storage area along 4 metres of the building length.
10. Other changes to the buildings concern the internal layout and the blocking up or introduction of new stable doors where shown. The resultant changes will provide for 3 stables and a store in the L-shaped building.
11. A new stable block and new riding ménage, which will be unlit is also proposed.
12. The applicant and her partner have 6 horses; one retired ex-racehorse and one young horse. Her partner is a competition rider and horseman and has four youngsters between 3 and 5 years old, he also events and attends dressage competitions. He enjoys backing and training youngsters.
13. The resultant yard will be for personal use. An all-weather arena to school the horses is essential as horses need daily exercise and the arena ensures a good footing for the horses in all weathers but prevents the fields from being ruined. It is also safer to school in an enclosed arena than in an open field. The land will be used for some riding in the summer when the ground is dry enough, the applicant may place some cross country fences in the fields, but largely it will be used for grazing.
14. The foundation of good horse management is grazing and with 10 acres grazing can happen all year round. A cut of hay can also feasibly be taken from the acreage under the applicant's ownership.
15. The new stable block will provide for 3 stables, open hay and fodder storage area and another secure area for the applicant's property. Space within the building will include an area for a secure tack room and wash bay for competition preparation.
16. The stables will be well ventilated, safe and secure stables and plenty of usable storage for haylage, bedding, feed, rugs etc together with a tractor, harrow and fencing materials.
17. The existing hard-surfacing will be replaced like for like and an area on site will be used to station a horsebox and trailer to store muck, which will be sealed and removed from the site when full.
18. Sufficient access will remain to allow a tractor to make deliveries of hay, remove the muck trailer and to cut hay, harrow and roll the fields as needed. The ideal is to have a yard that is easy to clean and keep tidy and that offers the horses a high standard of care. The horses on the yard will be valuable and hence security is a priority and the applicant's intention is to replace the current 5 bar gate with a solid one and install CCTV and sensor lights around the stable yard to ensure the safety of the horses.