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Email: John.Macholc@ribblevalley.gov.uk

Planning Officer: Harriet McCartney

Planning Application Ref: 3/2020/0011

Description of Development: Erection of a 6.19m x 30.48m steel portal frame equestrian building and one temporary equine workers dwelling for three years

Site Address: Woodfold Stables and Forge, Further Lane, Mellor, BB2 7QA

Dear John,

Introduction

This planning application has been submitted by the agent, Mrs Fiona Patterson of Gary Hoerty Associates, on behalf of the applicant, Mr Miles Pollard for the erection of a steel portal frame equestrian building and one temporary equine workers dwelling for three years. It is noted that both aspects of this proposed development had previously been submitted as applications 3/2019/0482 & 3/2019/0483, which were in turn resubmissions of applications submitted earlier in 2019. It is acknowledged that the proposed accommodation now relates to a temporary caravan. Additionally, the point should be raised that ADAS did previously provide a response to application 3/2019/0483, and although were made aware of application 3/2019/0482, did not directly provide a response. ADAS have not undertaken a site visit.

Agricultural Assessment & Planning Appraisal

It is noted that within the final response provided by ADAS to application 3/2019/0483 (dated 30th August 2019), it was considered that the demonstrable need for the development was tied to the expansion of the existing facilities on the site, as proposed within application 3/2019/0482. As stated above, ADAS did not provide a response specifically to application 3/2019/0482, however it is noted that both of these applications appear to have the same submitted planning statement, outlining both proposed developments.

Following an assessment of the supporting material that has been provided by the applicant for this application, it appears that the supporting information has remained largely the same, with minor amendments being made to the overall size of the steel portal frame equestrian building, reducing down to a size of 6.19m x 30.48m from the originally proposed 6.7m x 30.5m building. Further to this, it is noted that the applicant is proposing a temporary dwelling in the form of a caravan as opposed to a timber lodge, which from the submitted planning statement and rural business appraisal, appears to be at the advice of the council. As a result of this, it is considered by ADAS that there is a need for this temporary dwelling, pending the completion of the expansion of the existing facilities.

It is noted that the use of the proposed development, as a farrier, does not fall under either outdoor sport or outdoor recreation, with this being enforced within the conditions of both applications 3/2012/0359 and 3/2015/0360, with the aim of restricting any detrimental impact the site may have on the Green Belt. Additionally, paragraph 144 of the NPPF states that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt.

It is considered that this proposal is supported by paragraph 83 of the NPPF, which relates to supporting the sustainable expansion of all types of businesses in rural areas, in addition to paragraph 84, referring to meeting local business needs in rural areas.

Conclusion

ADAS are of the view that the expansion to the stables results in the business will create the need for an onsite presence at this site and therefore providing justification for the temporary workers dwelling. We would recommend that the council encourage the expansion to the existing facilities to take place prior to the siting of the temporary dwelling on this site.

It should be noted that ADAS have not considered the impact of the proposed development on the openness of the Green Belt or any impact on the setting and character of any historic assets in the vicinity of the site.

It is however acknowledged that this proposed development is a sizeable expansion of this original development.

Yours sincerely,

James Atkinson
Planning Consultant