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PROPOSED

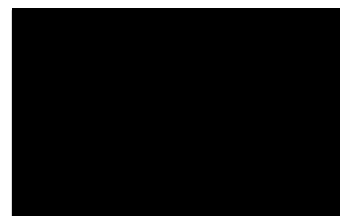
DETACHED WORKSHOP STORAGE BUILDING

AT

THE ROYDS

CHATBURN

CLITHEROE



LOCATION

The site is located on the South East side of Crow Trees Brow along a tarmac track crossing network rail into the grounds of the Royds.

DESCRIPTION

The grounds of the Royds comprises the detached house with annex buildings within 0.87 hectare (2.15 acre) of extensive landscaped gardens. A further 0.175hectare (0.43 acres) land to the South-West with stables and 'Menage'.

The annex buildings include extended accommodation to the house and pigeon cotes forming on of the applicant's hobbies.

ASSESSMENT

The stables are for 15-20 show ponies with exercise-training 'menage' separated by an access track to the landscape gardens.

There is a tractor-trailer, 2 sit down mowers and several items of small tools in use for the general maintenance and repair of extensive gardens.

There are 2 horse boxes, trailer with ancillary items for the transportation of the ponies.

All the above are stored in some of the stables with animal feed (hey) in conflict with the stabling of livestock.

PROPOSALS

Providing separate workshop-storage building for the tractor-trailer, plant machinery, small tools building with mezzaning storage of hey in the roof space relieving the stables of indiscriminate storage.

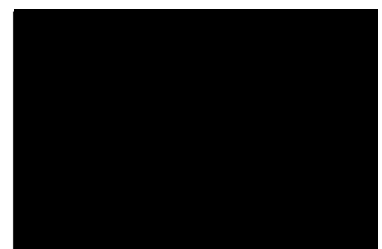
DESCRIPTION

The building will be rectangular in shape 18.0 x 10.0 m floor plan, with 4.50 m eaves height under a 35° dual pitched roof mezzaning floor 2/3 rds. the floor area.

MATERIALS

Steel portal frames at quarter centers, with 2 leafs of 100 mm concrete blocks, forming lower cavity perimeter wall, higher Yorkshire board paneling.

The roof shall be covered with eternit; Van Dyke Brown P6 fibre cement reinforced profile sheets with fibre cement cranked crown lappings, verges and barge boards in the same materials, 16 no roof lights. External blockwork shall be cement based rendered Yorkshire boarding shall be stained dark-brown all to match the adjacent timber stables.



Policy D.M.G.2.

Relating to the withdrawn application, planning has brought to our attention it is not compliant with Policy D.M.G.2.

Having reviewed the policy in relation to the application site existing use and proposed building we consider the following.

Policy D.M.G.2. defines the Councils overall development strategy and amongst other things, identifies certain forms of development that are acceptable.

Outside of the defined settlement areas, two of which are (4) "small scale tourism or recreation developments appropriate to a rural area", and (5) "small scale uses appropriate to a rural area where a local need can be demonstrated".

The application proposal is for a building in support of an existing equine development and landscape gardens, that will provide a service in the form of storage, maintenance and repair, on the basis that the proposal is appropriate small development in the open countryside and therefore compliant Policy D.M.G.2

With regards to "Local needs", the proposal is in support of the applicants existing successful business and therefore to some extent be catering for an existing demand.

However, it is intended the proposed building in support of the recreation use will be improved and the need/demand for the building provided for the recreation use (breeding and producing ponies for children to ride) is evidence by the popularity in the locality of equestrian related activities.

We therefore, contend that the proposal satisfies criteria 4 and 5 of Policy D.M.G.2.

