APPLICATION NUMBER: 19/01291/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
19/01291/FUL	Mubeen Patel	2 March 2020

Address: Bamford Closes Barn, Red Lumb Street Rochdale OL12 7TX

Proposal: Partial demolition, remodelling, and extensions to stables, tack rooms and stores

PUBLICITY	**Weekly list expired?**	Y	**Site notice expired?**	N/a
	Neighbour letters expired?	Y	**Press Notice expired?**	N/a

DELEGATION	**Significant departure from local plan?**	N	**Contrary to national policy?**	N
	Applicant a Council Member or officer?	N	**Contrary to previous decision?**	N
	Major with 10 or more objections and recommending approval?	N	**Called in or Planning Panel objection?**	N

COMMENTS	**Planning Panel comments received?**	N/a
	Neighbour comments received?	N

EIA	**Screening opinion completed and saved to Onbase?**	N/a

CONDITIONS	**Pre-commencement conditions proposed?**	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

RECOMMENDATION	APPROVE SUBJECT TO CONDITIONS

CHECKED AND SIGNED OFF BY: AT **DATE: 13.03.2020**

SITE

This application site relates to existing stables positioned to the east of Bamford Closes Barn located in the Greater Manchester Green Belt. The existing stables are

constructed in an 'L' shape consisting of 7 stables with a small separate tack and feed shed adjacent. Part of the stable roof has been blown off completely by winds in the recent past. A manege is located to the south of the barn, a small number of residential dwellings are located to the west with open fields directly to the east and north.

The existing barn is constructed of rendered walls painted white with profiles fibre cement sheeting used for the roof.

PROPOSAL

The proposal seeks to demolish the existing tack/store and partially demolish the existing barn and extend the barn into a 'U' shape. The extension and remodelling of the barn would provide 6 stables with an integral tack/store room with a central paddock area.

The materials proposed are natural stone to 1m height above floor level with vertical timber boarding above with a metal standing seam roof coloured grey. The whitewash render to the north and east elevations would be retained as existing. The height to ridge would be 3.6m.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

Rochdale Core Strategy - Adopted October 2016:

G4 Protecting Green Belt Land
P2 Protecting and enhancing character, landscape and heritage
P3 Improving Design of New Development
DM1 General Development Requirements

Unitary Development Plan (UDP):

G/D/2 Green Belt

RELEVANT SITE HISTORY

95/D31667 - Single Storey Extension To Existing Animal Housing And Formation Of All-
Weather Exercise Arena/Storage Area (Retrospective Application) – Approved.

87/D20819 - Installation Of Septic Tank - Approved

CONSULTATION RESPONSES

Manchester Ecology Unit

I agree no bat survey is required. The buildings are very low risk. An informative is all that will be required and also for nesting birds.

Himalayan balsam is however present, so they will need a method statement that demonstrates how they will avoid an offence under schedule 9 part 2 of the Wildlife & Countryside Act 1981 (as amended).

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours. No observations have been received.

ANALYSIS

Principle of Development

Policy G4 of the Rochdale Core Strategy (CS) seeks to protect from development the areas of Green Belt to the urban fringe countryside to the south of the borough thus preventing the neighbouring towns of Rochdale, Middleton and Heywood, along with towns outside the borough from merging. It also protects the Pennine rural fringe to the north and east of the borough where its primary role is to prevent encroachment into the countryside. CS Policy G4 goes on to state that development will be restricted to those limited types of development which are deemed not to be inappropriate by national planning policies unless very special circumstances can be demonstrated.

To this end, Paragraph 145 of the revised National Planning Policy Framework (the Framework) states that the construction of new buildings should be regarded as inappropriate development in the Green Belt, unless, amongst other things, it would involve the provision of appropriate facilities for outdoor recreation, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. Paragraph 146 of the revised Framework states that certain other forms of development, such as material changes of use of land (such as change of use for outdoor recreation), are also not inappropriate in the Green Belt provided they would preserve its openness and not conflict with the purposes of including land within it.

It is noted that the site currently has a stable building for domestic purposes used for outdoor recreation, as such the material changes proposed are not inappropriate development within the green belt with regards to the relevant paragraphs of the NPPF.

The proposed extension to the stables would be sited adjacent and in close proximity to the existing cottage building where its design would follow the existing built form in the area. The proposed building would be low lying and be viewed amongst other buildings. The proposed extension to the existing stable given its partial demolition is not considered overly large and its internal layout would be functional.

As such the proposed development is not considered to result in a harmful impact on the openness of the Green Belt where the size and design of the extension and alterations have been carefully considered. The proposed development would therefore preserve the site's openness. It would therefore not amount to inappropriate development in the Green Belt. The proposed development would therefore be acceptable in principle in the Green Belt and would not conflict with CS Policy G4 and the NPPF.

Character and Appearance

Section 15 of the revised NPPF sets a wide context to conserving and enhancing the natural environment.

CS Policy P2 states that the Council will protect and enhance the borough's character and countryside and the qualities of its landscapes, by requiring new

development to integrate successfully with the key natural features of the borough, and take opportunities to protect and open up important views of hills and valleys.

The existing stable building has been in situ for more than 20 years and has been constructed of simple breeze block with a render finish and a profiled cement sheet roof, which has recently partially blown off. The materials proposed for the extension and part remodelling of the stables are natural reclaimed drystone walling to 1m height above floor level with vertical hit and miss timber boarding above, and a metal standing seam roof coloured slate grey. The existing whitewash render to the north and east elevations would be retained as existing. The height to ridge would be 3.6m which would be similar in height to the existing stables.

The proposed design for the stables is considered to be relatively basic and the materials proposed for the building would be an improvement to its current poor state, overall it is considered to be an enhancement to the appearance of the stables and character of the area. The materials proposed are typical of rural buildings and are acceptable.

It is acknowledged that the applicant has attempted to minimise the visual effect of the proposed building by positioning the extension towards other buildings. It is also acknowledged that the use of stone material and timber to be used in the construction of the proposed stable would be appropriate. Its size, ground coverage and length would be appropriate given the use proposed. Therefore, the proposal is not considered to be an intrusion into the area's rural and undeveloped character.

The proposal would not therefore conflict with CS policy P2 and the NPPF in respect of visual impact.

Neighbour Amenity

Neighbouring residential properties are positioned to the west of the stable building. It should also be noted that this application is not for a new stable building. The previous permission (95/D31667) included a condition preventing any commercial/livery use of the stables, and this will be carried forward to the new permission.

It is not considered that the proposed extension and remodelling would have an undue impact on the occupiers of surrounding properties by way of overbearing impact, overshadowing or loss of privacy. Furthermore, it is not considered that the noise level generated would be a nuisance or would be significantly more than existing, in addition, it would be typical of what would be expected in this rural area. The smells from the animals would be minimal and would not significantly harm residential amenity.

As such the proposal complies with CS Policies DM1 and G9 which along with other considerations expects development proposals to not adversely affect the amenity of residents through visual intrusion, overbearing impact, overshadowing, and loss of privacy or to lead to an unacceptable increase in noise.

Ecology

Policy G7 states that development proposals which would affect a species protected by law or its habitat will not be permitted unless it can be demonstrated that there is no adverse impact on the species concerned, and damage to habitats is minimal and alternative habitat provision is effective in maintaining those species.

The NPPF states that local planning authorities should aim to conserve and enhance biodiversity and opportunities to incorporate biodiversity in and around developments should be encouraged.

Manchester Ecology have been consulted as part of this application and have agreed that a Bat Survey is not required as part of this application. The ecologist has stated that the stable building is of very low risk however has advised that an informative is required for measures to be taken during the course of approved works if both bats and nesting birds are encountered as their resting places are legally protected.

Himalayan balsam is however present at the site, as such measures should be taken to control the spread of Himalayan Balsam during the course of the scheme. Under the terms of the Wildlife and Countryside Act 1981 (as amended) it is an offence to cause these plants to spread in the wild. Therefore a condition will be attached to any approval for method statement to be submitted that demonstrates how the removal or long-term management/eradication of Himalayan Balsam on the site shall be achieved**.**

Therefore, subject to the adherence of the condition and informative, appropriate protections have been afforded to protected species at the site; the application therefore accords with Policy G7 of the adopted Core Strategy and the NPPF.

Drainage

Policy G8 of the Core Strategy sets out the Council's strategy for managing water resources and flood risk more effectively in the interests of public safety, protecting property and infrastructure and the conservation of the natural environment.

The site falls within Flood Zone 1 and is therefore at a low risk of flooding (less than 1 in 1000 or 0.1% annual probability of river or sea flooding in any year).

The stable building would be small in size and any water run off would be to permeable surfaces, as such the proposed development would not add to the existing drainage issues in the area and is acceptable.

RECOMMENDATION – Approve subject to the following conditions

1. The development must be begun not later than three years beginning with the date of this permission.

   Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans and details:

   - Site Location and Block Plan - Dwg No. 4826-1.A
   - Elevations as existing - Dwg No. 4826 stab 003
   - Floorplans as existing - Dwg No. 4826 stab 001
   - Block Plan / site layout as existing - Dwg No. 4826 stab 005
   - Block Plan / site layout as proposed - Dwg No. 4826 stab 006
   - Elevations as proposed - Dwg No. 4826 stab 004
   - Floorplans as proposed - Dwg No. 4826 stab 002
   - Materials as proposed - Dwg No. 4826 stab 007

and the development shall be carried out in complete accordance with these drawings and details hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. No development shall take place until a detailed method statement for the removal or long-term management/eradication of Himalayan Balsam on the site has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved method statement. The method statement shall include measures to prevent the spread of Himalayan Balsam during any operations such as mowing, strimming or soil movement, and measures to ensure that any soils brought to the site are free of the seeds/roots/stems of any invasive plant covered under the Wildlife and Countryside Act 1981.

   Reason: To ensure the satisfactory treatment and disposal of invasive plant species which, under the terms of the Wildlife & Countryside Act 1981 (as amended) it is an offence to be caused to be spread in the wild, in accordance with the objectives of Core Strategy policy G7 .

   Reason for pre-commencement condition: Construction activity increases the risk of invasive species spreading**.**

4. The stables hereby permitted shall not be used for livery or other commercial business use.

   Reason: To protect the openness of the Green Belt in accordance with policies P3 and G4 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Notes for Applicant:

1) If bats or nesting birds are encountered at any time during the course of any approved works then works must cease and advice sought from a suitably qualified person about how best to proceed. All UK bats and nesting birds and their resting places are legally protected.

Report Author Mubeen Patel